



14 Maple Grove, Spalding, PE11 2LE

£325,000

- Extended detached property
- Walking distance to secondary schools
- Open plan kitchen diner family room
- Character and charm throughout
- Modern kitchen with island
- Newly fitted bathroom with separate shower
- Well established rear garden
- Within easy access of local amenities
- Overlooking green to front
- Sold with no forward chain

Stunning Character Home with a Modern Twist

Welcome to Maple Grove, a beautifully extended property perfectly situated just off Halmer Gate. This home has been thoughtfully designed, seamlessly blending its charming character with a striking modern extension that caters to today's lifestyle. The centerpiece is the impressive kitchen-diner-lounge, a bright and inviting space ideal for entertaining and family living.

At the rear, a well-established garden awaits, complete with mature trees offering a sense of privacy and tranquility. Conveniently located near excellent schools, the property also provides easy access to the town centre and offers great connectivity for commuting to Peterborough.

Entrance Porch 4'6" x 2'9" (1.38m x 0.85m)

Upvc French doors leading into a handy porch area.

Entrance Hall 10'0" x 16'11" (3.07m x 5.16m)



Wooden glazed door with matching glazed panels to both sides. Fitted storage cupboards into recess. Understairs storage cupboard. Radiator. Carpeted.

Lounge 11'2" x 15'7" (3.42m x 4.77m)



UPVC bay window to the front elevation. Radiator. Feature marble fireplace with surround. Carpeted.

Family Room 11'2" x 14'0" (3.42m x 4.28m)



Wooden fireplace with surround fitted multi fuel burner and tiled hearth. Radiator. Carpeted.



Kitchen Diner 20'7" x 21'6" (max) (6.28m x 6.56m (max))



Vaulted ceiling. 3 Velux roof lights. UPVC window to side. 2 UPVC French doors to the rear elevation. UPVC window to the rear elevation. 2 double radiators. Tiled flooring. Fitted kitchen with matching base and drawer units with quartz effect work surfaces over. Tiled splashbacks. Island unit. Integrated dishwasher. Belfast sink with mixer tap over. Rangemaster cooker with 5 ring hob and extractor over. Tiled flooring. 2 radiators. Space for fridge freezer.



Pantry 4'0" x 6'2" (1.22m x 1.89m)

Shelving. Lighting.

Outer Lobby 2'11" x 23'5" (0.90m x 7.16m)

UPVC double glazed door to the rear elevation. Wooden glazed door to the front elevation. Wall light. Door to Garage.

Cloakroom

Fitted with a low level WC.

Utility Room 4'11" x 7'11" (1.50m x 2.42m)



UPVC double glazed window to the rear elevation. Tiled flooring. Fitted with matching base units with wooden worktop and drainer over. Belfast sink with centre mixer tap. Plumbing and space for washing machine. Space for tumble dryer.

First Floor Landing 5'2" x 13'3" (1.6m x 4.04m)



UPVC double glazed window to the side elevation, Skimmed ceiling. Smoke alarm. Access to loft space. Storage cupboard housing hot water cylinder. Central heating controls and wall mounted boiler.

Bedroom 1 11'4" x 15'7" (3.46m x 4.77m)



UPVC double glazed bay window to the front elevation. Radiator.

Bedroom 2 11'3" x 14'2" (3.45m x 4.33m)



UPVC double glazed window to the rear elevation. Radiator. Fitted furniture comprising 2 double wardrobes with over storage.



Bedroom 3 9'3" x 10'0" (2.82m x 3.05m)



UPVC double glazed window to the front elevation. Radiator.

Cloakroom 2'11" x 6'6" (0.89m x 2.0m)

Frosted UPVC double glazed window to the side elevation. Radiator. Part wood panelling to the walls. Fitted with a two piece suite comprising low level WC. Wash hand basin with taps.

Bathroom 6'9" x 8'3" (2.07m x 2.54m)

Frosted UPVC double glazed window to the side elevation. LED lighting. Stainless steel heated towel rail. Fully tiled walls. Wood plank laminate flooring. Three piece suite comprising wash hand basin fitted into vanity unit with mixer tap over. Oval bath with central mixer tap and shower attachment tap. Fully tiled shower cubicle with fitted thermostat shower over with rainfall shower head.

Outside

Front: Dwarf brick wall to the front driveway with tarmac driveaway. The front garden has a wide range of shrubs and trees.

Rear: Patio area. Pergola. Mainly laid to lawn with a wide range of mature shrubs and trees.

Summerhouse. Garden shed/workshop. Outside tap. Outside electric socket. Pathway leading to a patio area to the end of the garden.

**Garage 8'1" x 15'10" (2.47m x 4.84m)**

Wooden double doors to the front elevation. Textured ceiling. Electric consumer unit. Electric meter. Gas meter.

Property Postcode

For location purposes the postcode of this property is: PE11 2LE

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: Wood/Multi fuel burner

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor -

EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: No
Coastal erosion risk: No
Japanese Knotweed: No
Planning permission: No
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: D66

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

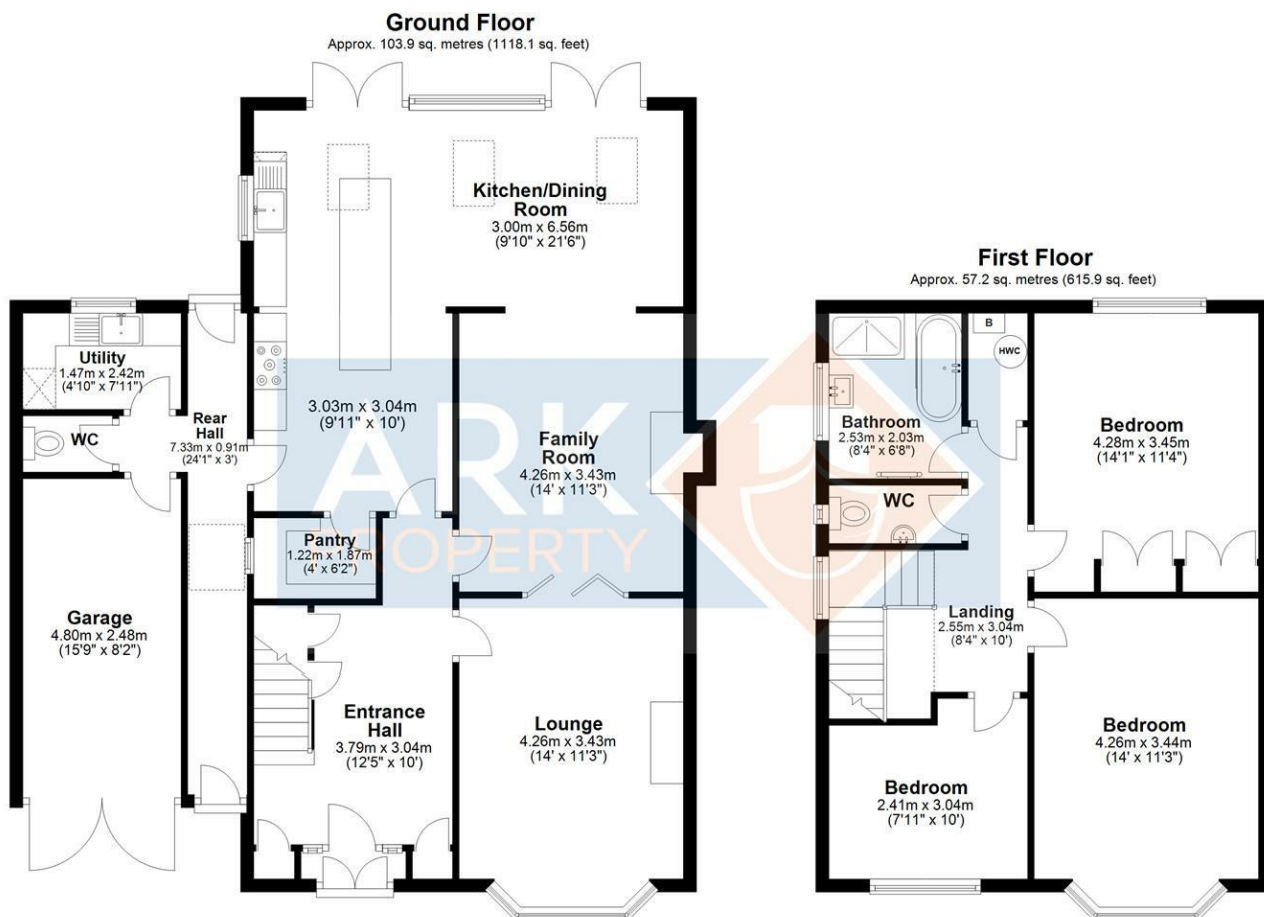
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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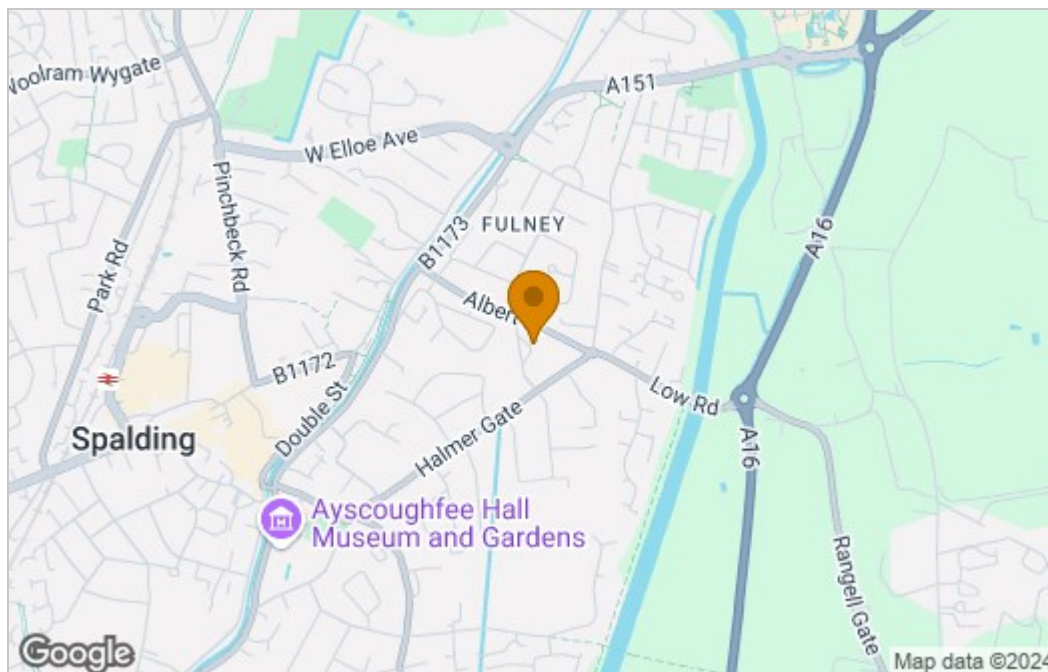
Floor Plan



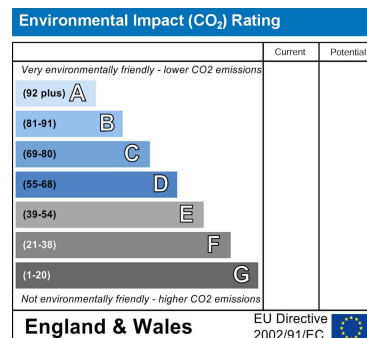
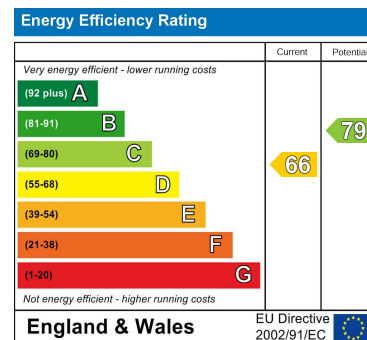
Total area: approx. 161.1 sq. metres (1734.1 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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