



5 Kingfisher Drive, Spalding, PE11 4BU

£230,000

- Village setting
- Extended property
- Three versatile reception rooms
- Neutral decor throughout
- Off road parking to front
- Wrap around garden
- Walking distance to local amenities
- Sold with NO FORWARD CHAIN

Welcome to Kingfisher Drive, Surfleet—a home that truly lives up to its name, offering space and comfort in a popular location. This extended three bedroom property is perfect for a growing family or anyone needing extra downstairs space, boasting three versatile reception rooms ideal for entertaining, relaxing, or working from home.

The low maintenance yet generously sized rear garden is perfect for outdoor enjoyment without the upkeep. Nestled just a short walk from the local shop and only a few hundred yards from Spalding Golf Course, the location couldn't be more convenient. And if you're looking for a touch of nature, a scenic stroll along the river leads you to not one but two charming local pubs—ideal for unwinding after a day on the greens or at work.

Ready to make the catch of the day? Book your viewing now and see why this Kingfisher Drive gem could be the perfect place to call home!

Entrance Hall

UPVC entrance door to front. Stairs to first floor landing. Radiator. Oak wood flooring.

Cloakroom

Frosted UPVC window to front. Wash hand basin. Tiled splash back. WC. Radiator. Oak wood flooring.

Kitchen 10'7" x 9'1" (3.25m x 2.79m)



UPVC window to front. Matching base and eye level units with work surfaces over. Sink with drainer and mixer tap over. Tiled splash backs. Integrated oven and hob. Extractor hood. Integrated fridge. Integrated freezer. Integrated washing machine. Vinyl flooring. Boiler enclosed in cupboard.

Dining Room



Gas fire place with surround. Radiator. TV point. Storage cupboard. Oak wood flooring. Under stairs cupboard.

Lounge 13'5" x 15'1" (4.11m x 4.62m)



2 UPVC windows to rear along with French doors leading to the rear garden. TV point. Radiator. Wall lights.

Study (Garage Conversion) 16'0" x 8'4" (4.88m x 2.56m)



UPVC window to front. Laminate flooring.

Landing

UPVC window to side. Carpeted. Loft access. Airing cupboard with immersion heater. Radiator.

Bedroom 1 12'11" x 9'1" (3.96m x 2.79m)



UPVC window to front. Fitted wardrobes around bed. 2 double wardrobes. 2 single wardrobes. Wood effect laminate flooring. TV point. Radiator.

Bedroom 2 11'1" x 8'0" (3.38m x 2.44m)



UPVC window to rear. Wood effect laminate flooring. Radiator.

Bedroom 3 7'1" x 7'8" (2.16m x 2.36m)



UPVC window to rear. Wood effect laminate flooring. Radiator.

Bathroom 5'6" x 6'5" (1.70m x 1.98m)



UPVC window to front. Three piece suite comprising of bath with electric shower over. Wash hand basin. WC. Wood flooring. Extractor fan. Tiled walls.

Outside



Front: Gravel and paved parking for two vehicles with paved pathway to the front door. Gated access to the rear.

Rear: Enclosed by timber fencing. Low maintenance with patio and gravel areas with mature shrub and flower borders. Timber shed. Water butt.

Property Postcode

For location purposes the postcode of this property is: PE11 4BU

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: B

Annual charge: No

Property construction: Brick Built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Heating features: No

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

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and None over Data. Three is None over Voice and Data. O2 is None over Voice and Limited over 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

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: C69

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.

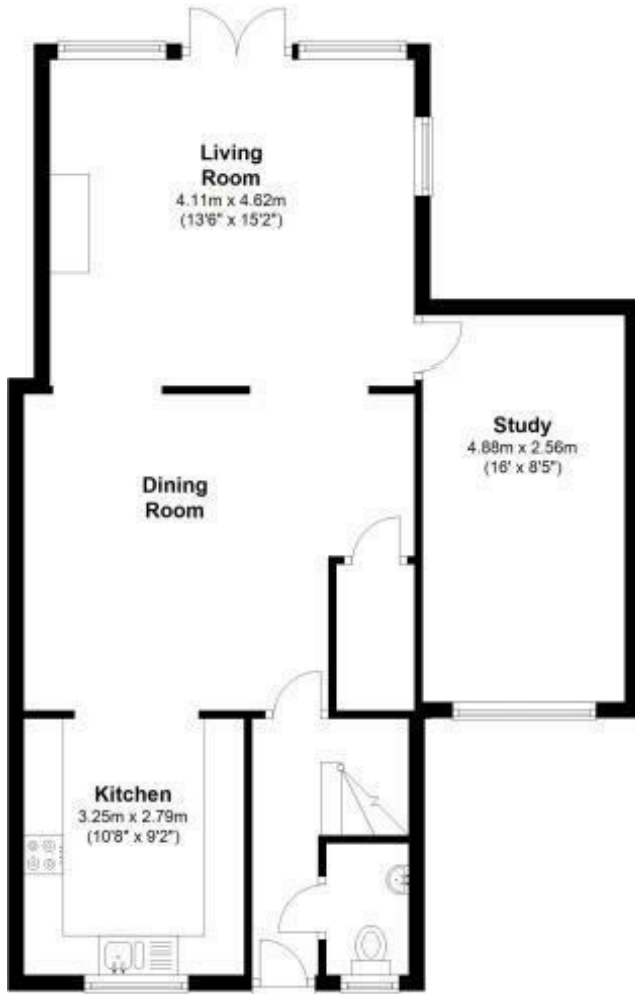
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

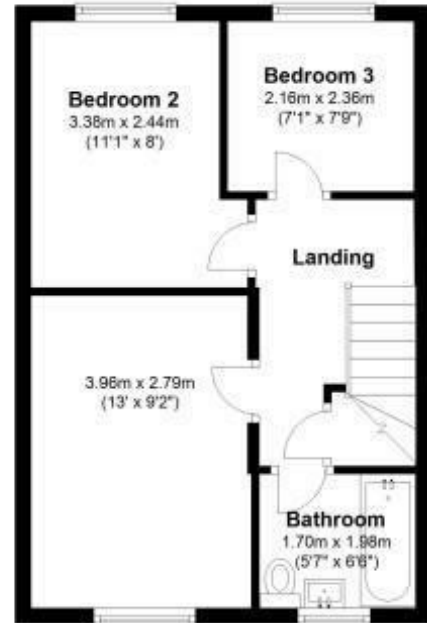
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Floor Plan

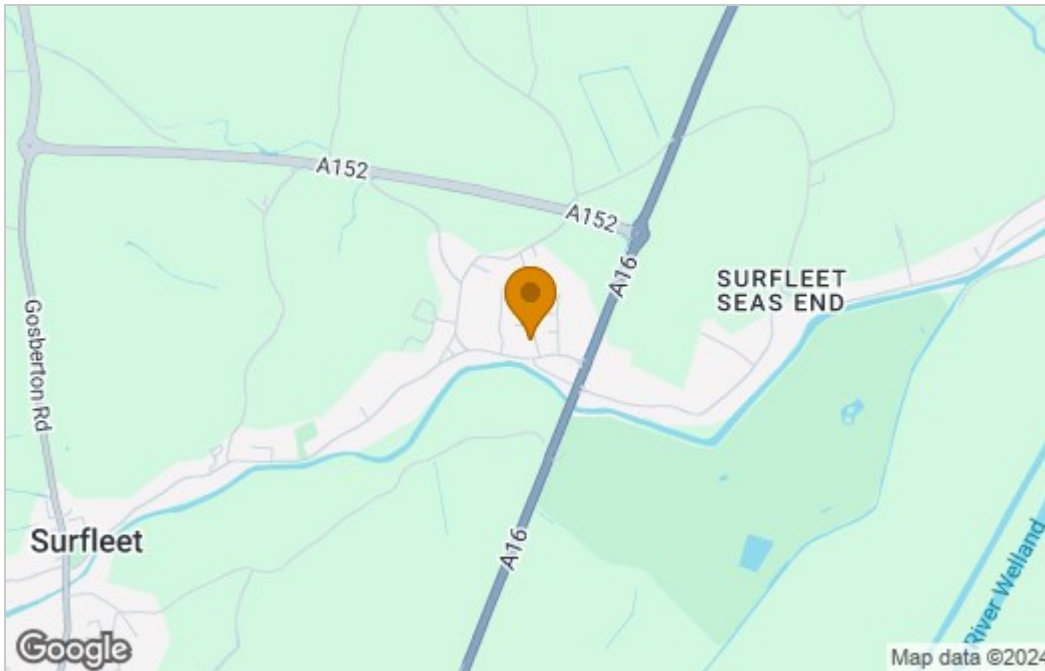
Ground Floor



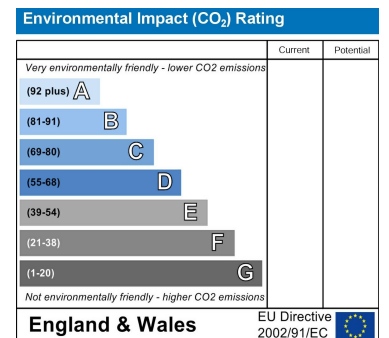
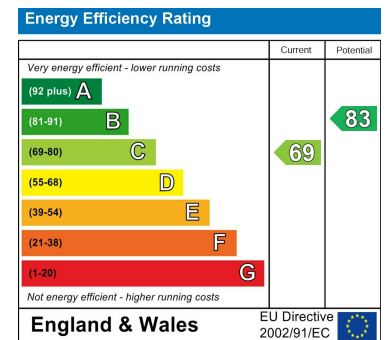
First Floor



Area Map



Energy Efficiency Graph



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