



27 Dean Close, Spalding, PE12 6HG

£260,000

- Three Bedrooms: Spacious and well-proportioned, including a master bedroom with a private ensuite for added convenience.
- Modern Build: A contemporary design with stylish interiors, meticulously maintained by the current owners.
- Generous Garden: A larger-than-average outdoor space, perfect for family activities, entertaining, or relaxing.
- Single Garage: Secure and practical storage or parking solution, adding to the home's functionality.
- Improvements Throughout: Thoughtful enhancements by the current owners, ensuring a move-in-ready property.
- Desirable Location: Situated in the sought-after area of Weston, offering excellent amenities and a welcoming community.

Nestled in the sought-after location of Weston, this modern-built three-bedroom semi-detached home is a true gem. Impeccably maintained and thoughtfully enhanced by its current owners, the property boasts a stylish and contemporary interior perfect for family living. Outside, the home is complemented by a single garage and a generous, larger-than-average garden, ideal for entertaining or relaxing. This beautifully presented property offers a fantastic opportunity to acquire a comfortable and well-cared-for home in a desirable area.

Entrance Hall 6'10" x 5'6" (2.09m x 1.68m)



Composite glazed entrance door, tiled flooring, stairs to first floor landing. Doors to WC, lounge and kitchen diner.



Lounge 10'0" x 17'8" (3.06m x 5.40m)



PVCu double glazed window to front and French doors to rear, skimmed ceiling, LVT flooring, two radiators.



WC 3'3" x 5'2" (1.01m x 1.58m)

Skimmed ceiling with extractor fan, tiled flooring, chrome wall mounted heated towel rail. Fitted close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over and tiled splashback.

Kitchen Diner 17'7" x 8'3" (5.38m x 2.52m)

PVCu double glazed windows to front and rear, skimmed ceiling with recessed spotlighting, tiled flooring, radiator. Fitted with a matching range of base and eye level units, roll edge work surfaces with matching upstands, four ring gas hob with splashback, stainless steel extractor hood, integrated electric oven and grill, 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap over, integrated fridge freezer, integrated dishwasher. Door to utility room.

**Utility Room 6'5" x 5'10" (1.98m x 1.78m)**

PVCu double glazed door opening to garden, skimmed ceiling, tiled flooring, built in storage cupboard. Fitted base and eye level unit with worktop space and matching upstand, space and plumbing for washing machine and tumble dryer.

Landing 9'6" x 9'6" (2.91m x 2.91m)

PVCu double glazed window to rear, skimmed ceiling with loft access, radiator, LVT flooring. Doors to bedrooms and bathroom.

Bedroom One 10'5" x 10'0" (3.19m x 3.07m)

PVCu double glazed window to front, LVT flooring, door to ensuite.



Ensuite 5'5" x 4'10" (1.67m x 1.49m)



Bedroom Two 11'2" x 10'4" (3.41m x 3.15m)



PVCu double glazed window to front, skimmed ceiling with spotlighting and extractor fan, tiled flooring, chrome wall mounted heated towel rail. Fitted with a three piece suite comprising tiled shower cubicle with glass sliding doors and chrome thermostatic bar shower, close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over and tiled splashback.



PVCu double glazed window to front, skimmed ceiling, LVT flooring, radiator.

Bedroom Three 8'6" x 7'1" (2.61m x 2.17m)



PVCu double glazed window to rear, skimmed ceiling, LVT flooring, radiator.

Bathroom 6'10" x 6'3" (2.09m x 1.93m)



PVCu double glazed window to rear, skimmed ceiling with recessed spotlighting and extractor fan, tiled flooring, chrome wall mounted heated towel rail. Fitted with a three piece suite comprising panel bath chrome taps over and thermostatic bar shower, pedestal wash hand basin with chrome mixer tap over and close coupled toilet with push button flush.



Outside



There is off road parking available for up to two cars to the front of the property, plus an additional space in the single garage. Side gated access leads to the larger than average West facing rear garden with extended patio area, lawn and raised flower beds.



Single Garage

With up and over door to front, power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE12 6HG

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: £250

Property construction: Brick built

Electricity supply: Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

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

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

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B84

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.

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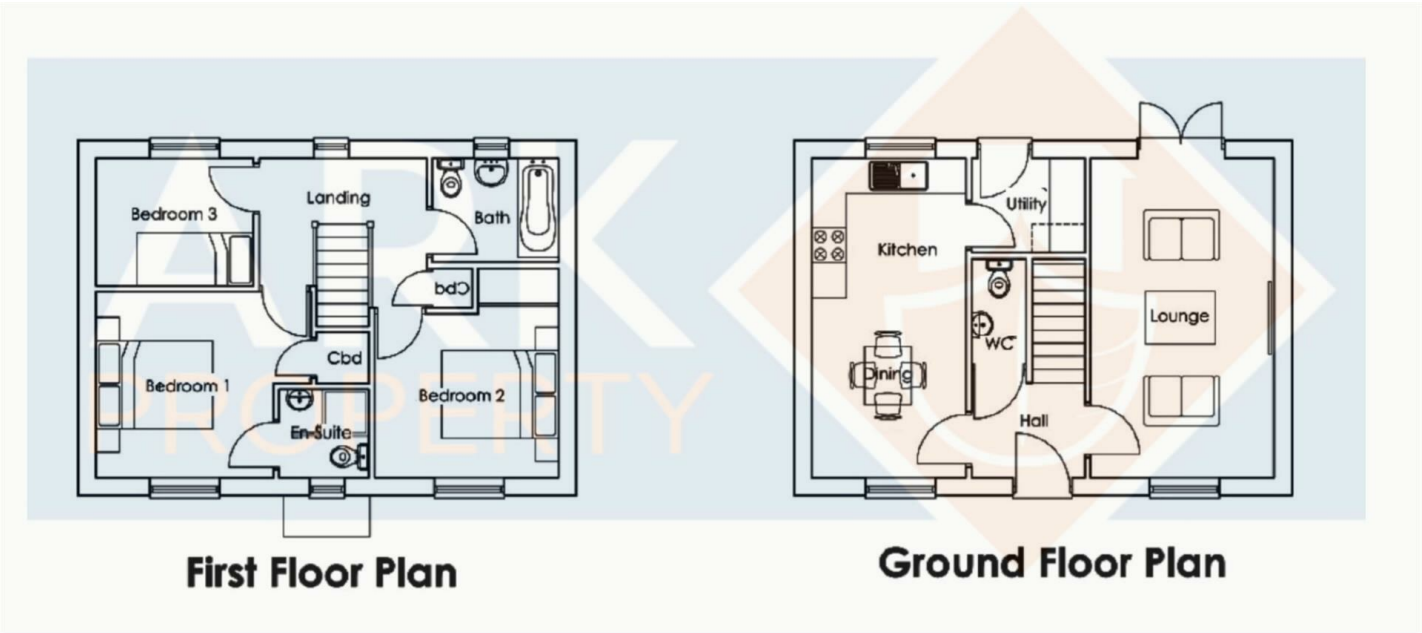
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We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

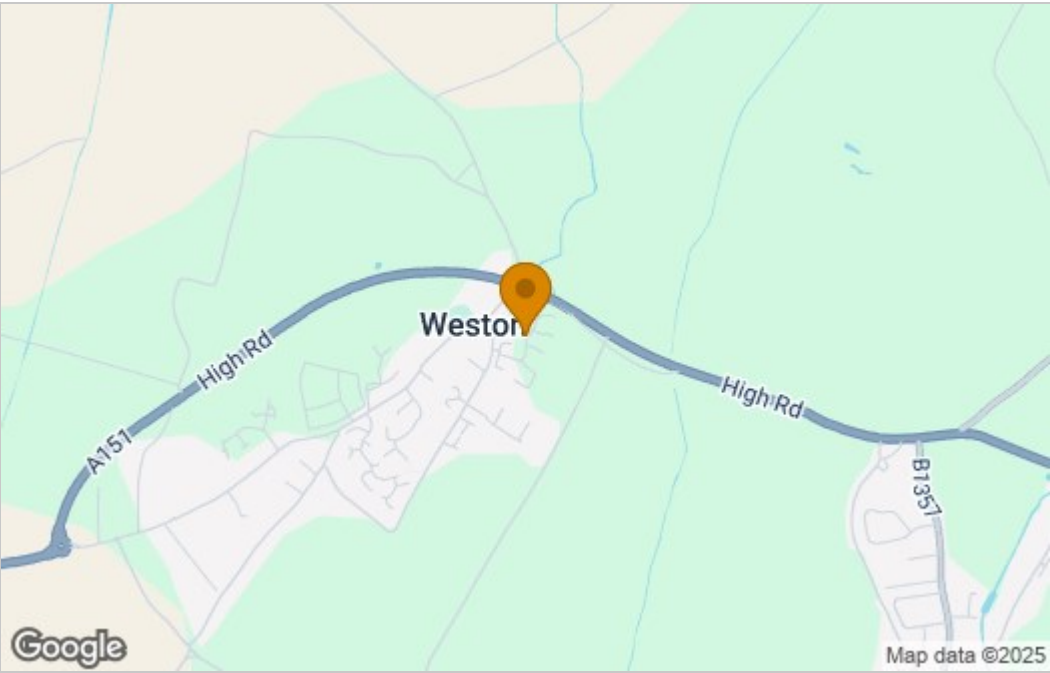
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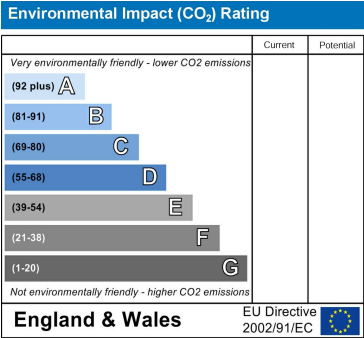
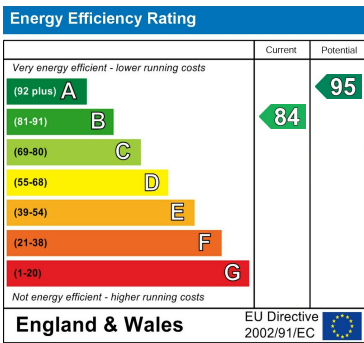
Floor Plan



Area Map



Energy Efficiency Graph



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