



7 Hoekman Way, Spalding, PE11 3HE

£450,000

- Stunning modern bungalow
- Modernised throughout
- Vaulted lounge ceiling
- Double garage with electric door
- Outdoor kitchen area
- Popular cul de sac location
- Open plan living
- Immaculately presented
- En-suite to main bedroom
- Viewing is highly advised to really appreciate the quality

This one of a kind bungalow boasts incredible kerb appeal with its striking glass vaulted frontage. Fully refurbished, it features three stylish bedrooms, including a primary with a modern en-suite, and a luxurious boutique-style family bathroom. The open plan Scandinavian inspired kitchen flows into a dining area and an impressive vaulted ceiling lounge. Outside, a rear garden with an outdoor kitchen and a double garage completes this exceptional home. A must see property, book your viewing today!

Beautifully crafted porch canopy over the front door, really setting the tone before entering this stunning bungalow.

Entrance Hall 4'9" x 11'8" (1.47m x 3.58m)

Enter the property through a modern composite wood grain door with side panel. Two tone hexagonal tiled flooring. Vertical radiator. Spot lighting.

Bedroom 2 10'9" x 9'1" (3.28m x 2.79m)



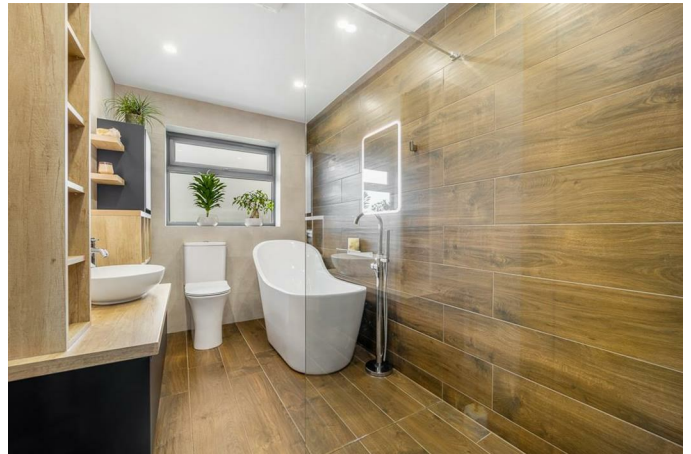
UPVC anthracite grey window to rear. Built in wardrobes with sliding doors and built in units. Radiator. Wood flooring.

Bedroom 3 10'9" x 11'8" (3.28m x 3.58m)



UPVC anthracite grey window to front. Double radiator. Wood flooring.

Bathroom 10'8" x 6'0" (3.27m x 1.85m)



UPVC anthracite grey window to rear. Walk in shower with rainwater head over and separate shower extension. Modern freestanding slipper bath with freestanding taps and shower extension over. Wash hand basin with vanity unit and cabinets built in. Toilet. Wooden flooring. Fully tiled walls with a two tone effect. Extractor fan.

Bedroom 1 13'10" x 11'6" (4.24m x 3.51m)



UPVC anthracite grey window to side. Radiator. Wood flooring. Loft access and door to:



En-suite 5'10" x 9'1" (1.79m x 2.77m)



UPVC anthracite grey window to side. Open walk in shower with rainwater head and separate shower attachment. Toilet. Wash hand basin with vanity

unit. Fully tiled floor. Fully tiled walls with two tone tiles. Spot lights. Extractor fan.



Utility Room 6'5" x 5'10" (1.96m x 1.80m)



UPVC anthracite grey window to rear. Matching wall and base units. Space and plumbing for washing machine. Touch to open storage cupboards and hidden boiler.

Kitchen area 11'1" x 7'7" (3.39m x 2.32m)



Scandinavian design kitchen. Space for American fridge freezer. Built in AEG microwave. Built in AEG oven and grill. AEG electric induction hob with extractor over. Touch to open wall and base units. Integrated Bosch dishwasher. Sink unit with mixer tap over. Radiator. Sliding patio doors to rear garden. Wood flooring.



Dining Area 15'7" x 10'1" (4.76m x 3.09m)



Open plan. Spot lights. Radiator. Wood flooring.



Lounge 18'4" x 22'1" (5.60m x 6.75m)



Large picture window to front with sliding patio doors. Vaulted ceiling with exposed wooden beam. Feature brick wall. 3 Wall mounted vertical radiators. Wood flooring.



Double Garage 18'3" x 15'9" (5.58m x 4.82m)

Electric roller vehicular door. Power and light connected. Loft ladder leading to loft space. Built in sliding doors perfect for storage. Pedestrian door to garden area.



Covered Area 18'3" x 12'5" (5.58m x 3.80m)

Outside under cover kitchen area with BBQ space. Gas BBQ running off bottled gas. Outdoor lighting. In the winter this area could be used as a car port.

Outside

Front: Extensive gravel driveway leading to garage. Lawn area. Laurel hedging to front providing privacy. Pathway leading to rear garden.

Rear: Timber fencing to rear. Lawn area. Patio area. Path leading to front. Well established trees and opening leading to the under cover outside kitchen.

Property Postcode

For location purposes the postcode of this property is: PE11 3HE

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: EDF

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 Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice but None 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 and Double Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C72

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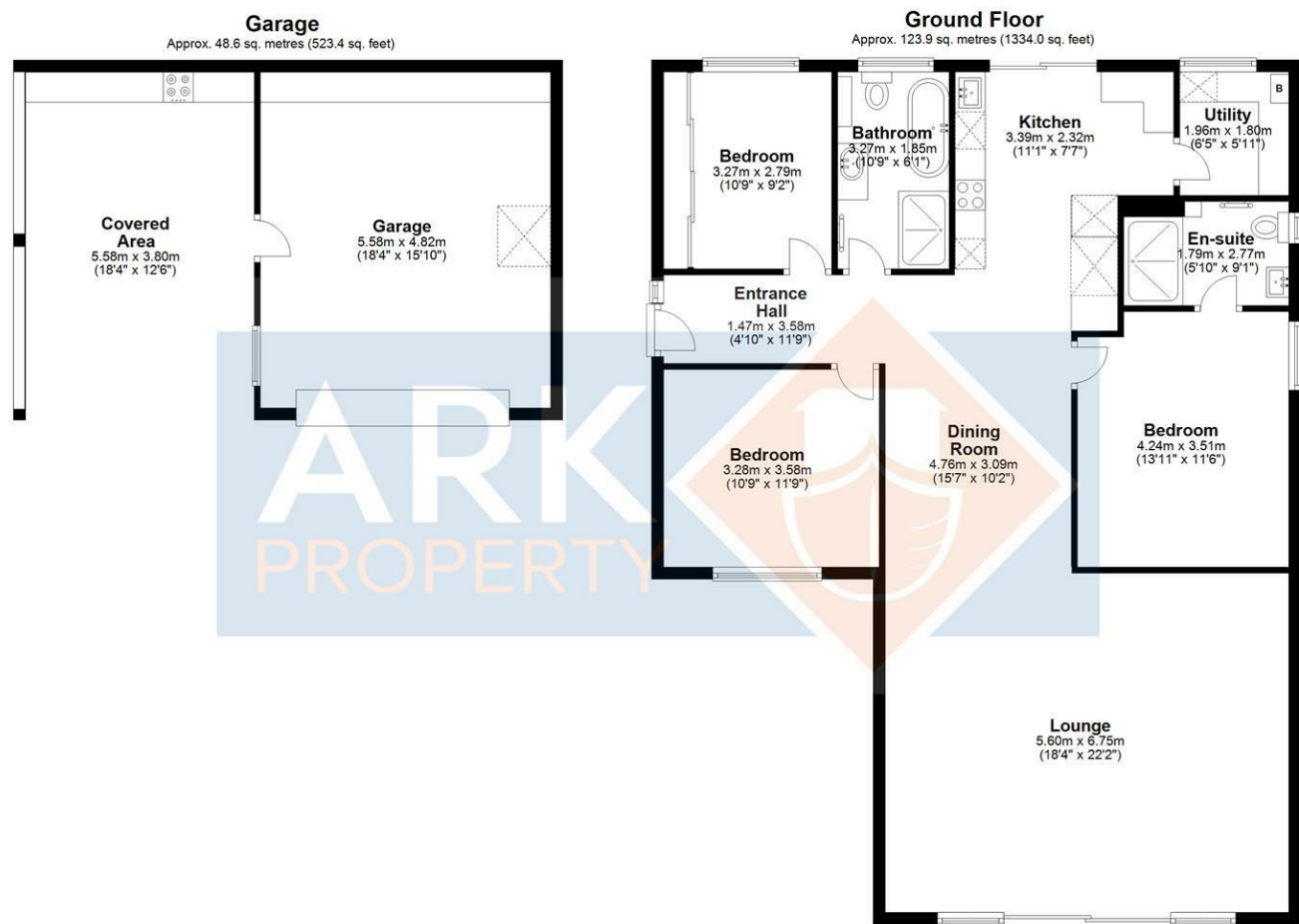
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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Disclaimer

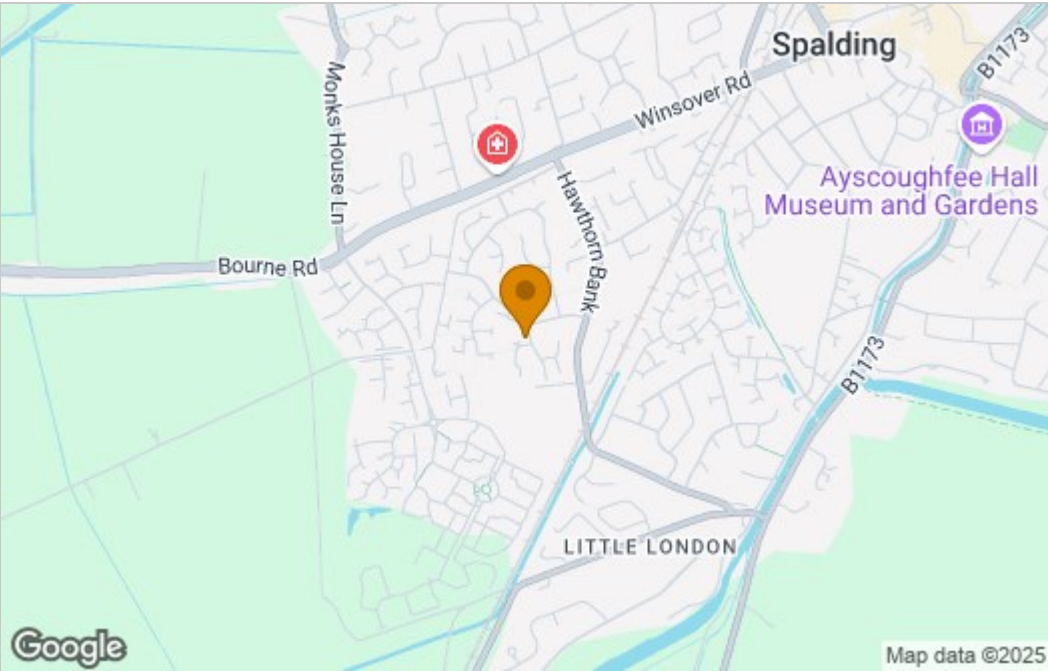
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Floor Plan

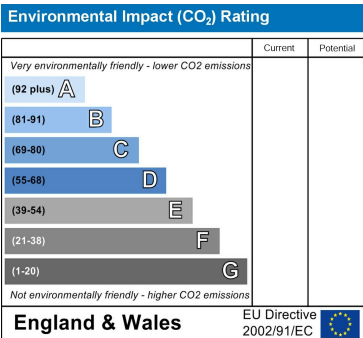
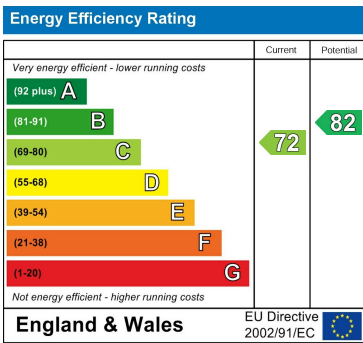


Total area: approx. 172.6 sq. metres (1857.3 sq. feet)
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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