



25 Tansy Way, Spalding, PE11 3YU

£425,000

- Situated on the desirable Tansy Way in Spalding.
- Versatile and spacious ground-floor living areas ideal for family and entertaining.
- Includes a utility room and a ground-floor WC.
- Generously sized rooms, perfect for families or guests.
- Bedroom One with Ensuite
- Modern Family Bathroom
- Well-maintained front, side, and rear gardens for outdoor enjoyment.
- Double Garage for secure parking and extra storage space.

Nestled in the sought-after location of Tansy Way, this stunning executive detached home offers an ideal blend of space, style, and practicality. The ground floor features four spacious reception rooms, perfect for entertaining or versatile family living, complemented by a convenient utility room and WC.

Upstairs, you'll find four generously sized double bedrooms, including a master with ensuite, as well as a family bathroom.

Outside, the property boasts beautifully maintained front, side, and rear gardens, providing plenty of outdoor space, alongside a double garage for ample parking and storage.

This exceptional home is a must-see for those seeking premium living in Spalding.

Entrance Hall 7'3" x 10'9" (2.23m x 3.29m)



Double glazed composite entrance door with glazed side panels to front. Coving to ceiling. Radiator. Under stairs cupboard. Laminate flooring. Stairs to first floor.

Cloakroom



Double glazed window to the front. Coving to ceiling. Wash hand basin with chrome mixer tap and tiled splash back. Close coupled toilet with push button flush. Radiator. Laminate flooring.

Lounge 18'4" x 12'9" (inc bay) (5.60m x 3.89m (inc bay))



Double glazed window to the front. Coving to ceiling. Feature gas fireplace set in granite hearth. 2 Radiators. TV point. French doors opening to Play Room.



Play Room 12'9" x 9'10" (3.89m x 3.00m)



UPVC Double glazed patio doors to the rear with glazed side panels. Coving to ceiling. Laminate flooring. Radiator.



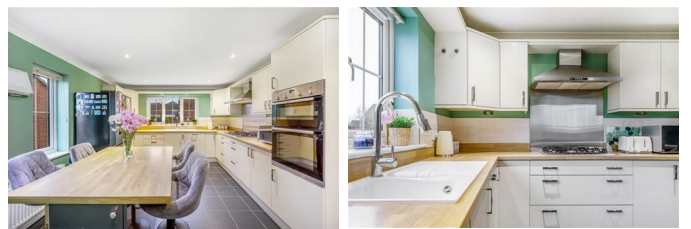
Dining Room 10'9" x 11'3" (3.29m x 3.45m)



Double glazed window to rear. Coving to ceiling. Radiator. Laminate flooring.



Kitchen 14'9" x 11'9" (4.51m x 3.60m)



Double glazed window to rear. Two double glazed windows to side. Fitted kitchen comprising wall and base units with roll edge worksurfaces over, matching upstand and tiled splash backs. One and a half bowl composite sink and drainer with chrome mixer tap over. Integrated eye level oven and grill. 5 ring gas hob with stainless steel splash back and Neff extractor hood over. Integrated dishwasher. Space for American style fridge freezer. Fitted breakfast island unit with built in storage. Spotlights. Tiled floor.



Utility 6'10" x 8'5" (2.09m x 2.59m)



Double glazed window to front. UPVC door to side. Coving to ceiling. Tiled flooring. Extractor fan. Radiator. Wall mounted electric consumer unit. Fitted roll edge work surface with matching upstand and base unit. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted mains gas central heating boiler.

Landing 15'1" x 7'4" (4.60m x 2.26m)



Galleried landing with two double glazed windows to the front. Coving to ceiling. Airing cupboard with hot water cylinder. Loft access. Radiator.



Bedroom 1 12'9" x 12'0" (3.90m x 3.68m)



Double glazed window to front. Coving to ceiling. Built in wardrobe with hanging space and fitted shelf. Radiator. TV point.



En-suite 3'10" x 8'7" (1.19m x 2.62m)



Double glazed window to the side. Three piece suite comprising shower cubicle with thermostatic bar shower and glass door. Pedestal wash hand basin with chrome mixer tap over and tiled splash back. Close coupled toilet with push button flush. Coving to ceiling with spot lighting. Laminate flooring. Extractor fan. Shaver point. Wall mounted heated towel rail.



Bedroom 2 9'10" x 12'9" (3.01m x 3.91m)



Double glazed window to the rear. Coving to ceiling. Radiator. Carpeted.

Bedroom 3 11'9" x 9'11" (3.60m x 3.03m)



Double glazed window to the rear. Coving to ceiling. Built in wardrobe with hanging rail and fitted shelf. Radiator. Carpeted.



Bedroom 4 9'6" x 11'9" (2.92m x 3.60m)



Double glazed window to the front. Coving to ceiling. Radiator. Built in sliding door wardrobe with hanging rail and fitted shelf. Carpeted.

Bathroom 6'7" x 10'8" (2.01m x 3.27m)

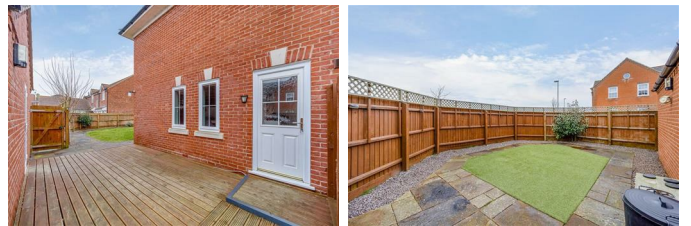


Double glazed window to the rear. Coving to ceiling

with spot lighting. Four piece suite comprising bath. Shower cubicle. Pedestal wash hand basin. Close couple toilet with push button flush. Partly tiled walls. Shaver point. Extractor fan. Laminate flooring.



Outside



There is a small front garden laid to lawn with hedge frontage and footpath leading to the front door. There is side and rear access to the rear gardens.

The double garage and parking can be found to the rear of the property where there are five off road parking spaces available in total (including the garage).

There is a side garden enclosed by timber fence and laid to artificial lawn and a further generous rear garden laid to lawn with shrub borders and enclosed by timber fence. A stone patio and pathway complete the landscaping. There is outside lighting, power points and cold water tap available.



Double Garage 18'0" x 19'0" (5.50m x 5.80m)



With twin doors and side pedestrian door. Power and light connected.

Property Postcode

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

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: E

Annual charge: None

Property construction: Brick built

Electricity supply: Eon

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 and Ultrafast is available.

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

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - very low. 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: B85

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

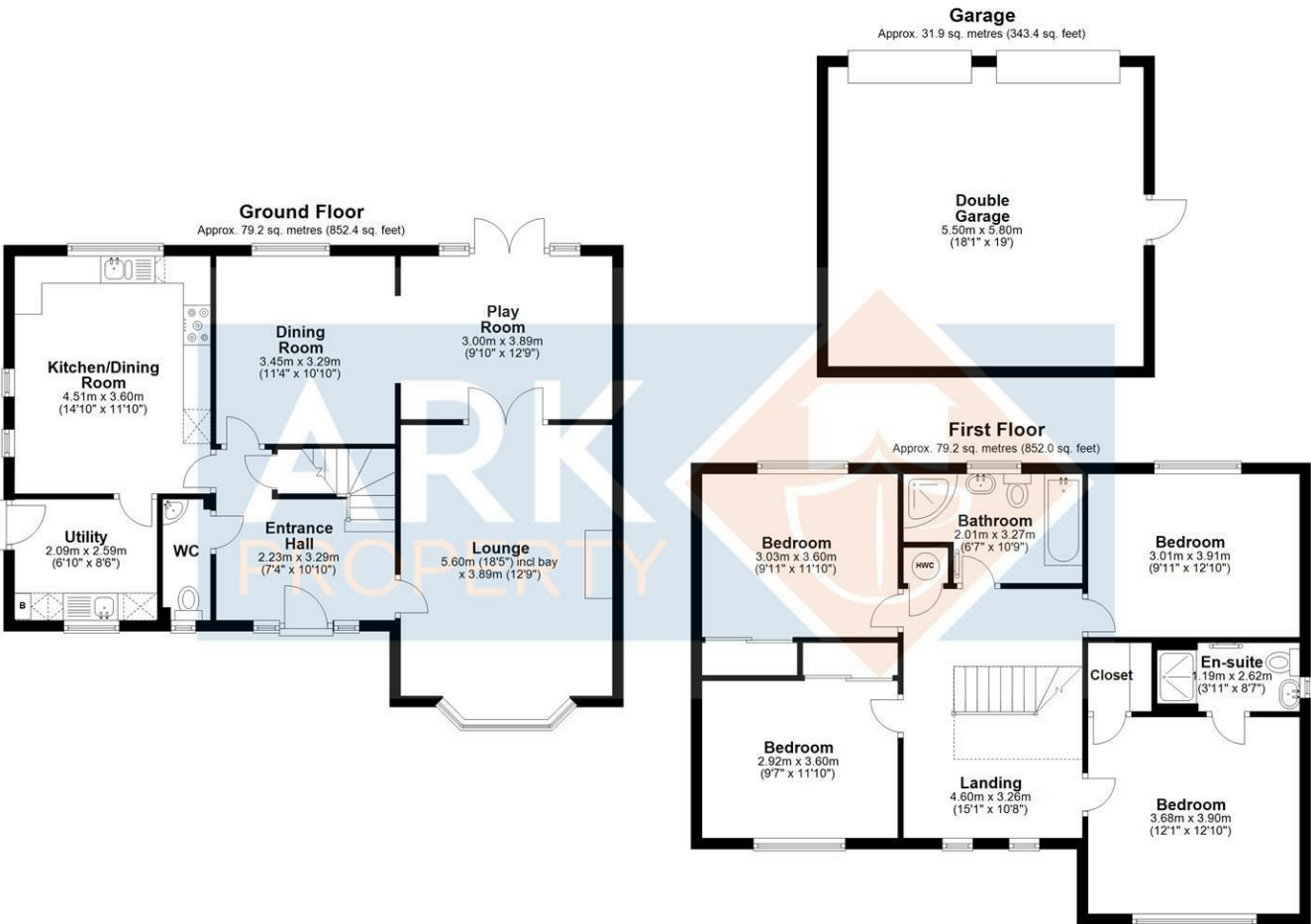
Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

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.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

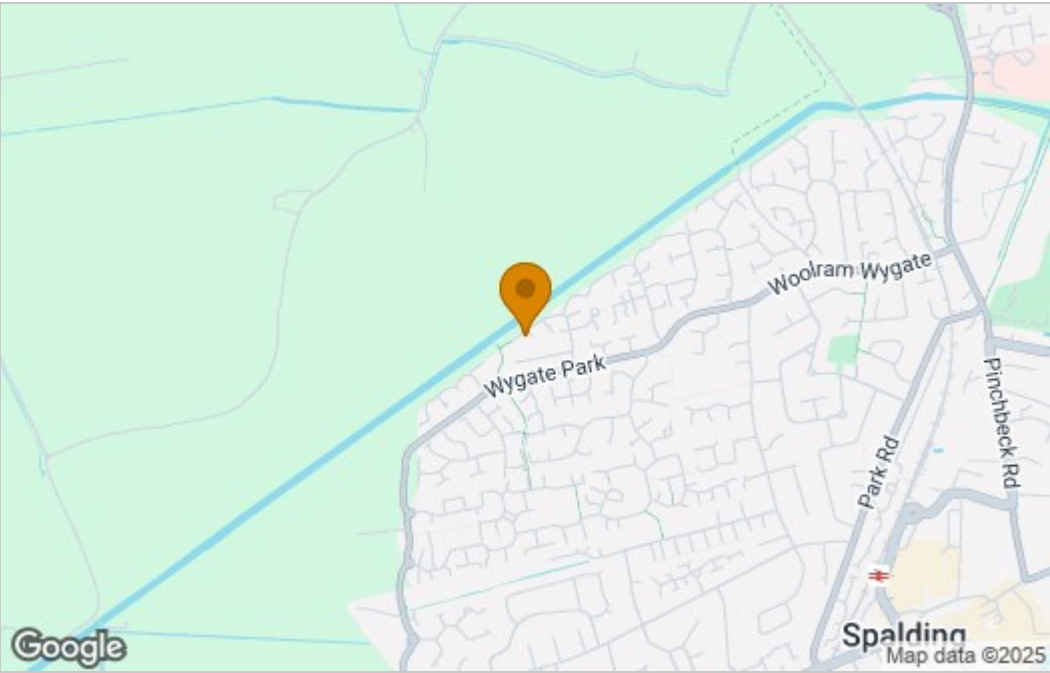
Floor Plan



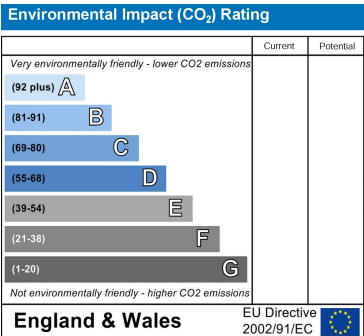
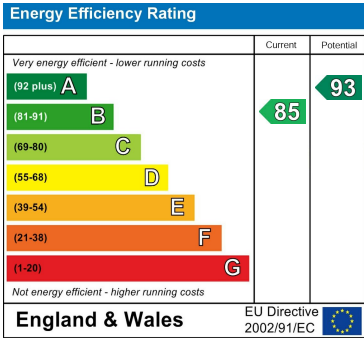
Total area: approx. 190.2 sq. metres (2047.7 sq. feet)

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

Area Map



Energy Efficiency Graph



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