



12 Miles Bank, Spalding, PE11 3EZ

£365,000

- River views
- Double garage
- Spacious rooms
- Fantastic layout
- Potential to really make it your own
- Popular location
- Close to school and local amenities
- Sold with no chain

"Back on the market through no fault of the sellers"

Discover the perfect blend of space, style, and stunning river views with this charming 4-bedroom family home on Woolram Wygate.

Boasting spacious rooms, a double garage, and a fantastic location overlooking the serene Vernatts, this property offers incredible potential to make it your own.

With no onward chain, it's an ideal choice for setting down roots in a sought-after area. Don't miss the opportunity to create your dream home in this prime location.

Book your viewing today!

Entrance Porch 2'7" x 7'1" (0.80m x 2.16m)

UPVC door and glazed side panels to front.

Entrance Hallway 14'2" x 7'1" (4.33m x 2.16m)



Wooden door to front and glazed side panels. Radiator. Stairs to first floor. Understairs storage cupboard. Carpeted.

Lounge 17'10" x 12'11" (5.46m x 3.96m)



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

Dining Room 11'10" x 10'2" (3.62m x 3.10m)



UPVC sliding patio door to conservatory. Radiator. Carpeted.

Conservatory 11'2" x 9'8" (3.42m x 2.95m)



Perspex roof and dwarf brick walling. Surrounding UPVC windows. French doors to side.

Kitchen/Dining Room 11'10" x 9'10" (3.62m x 3.02m)



UPVC window to rear. Matching range of base and eye level units with work surfaces over. Built in oven. Gas hob and extractor hood over. One and half bowl sink unit and mixer tap over. Tiled floor. Radiator.

Utility Room 8'5" x 9'0" (2.58m x 2.76m)

UPVC window to rear. Door to side. Space for fridge/freezer. Plumbing for washing machine. Base units with work surface over. Large pantry with shelving. Tiled floor. Radiator.

Cloakroom 3'0" x 5'9" (0.92m x 1.77m)

UPVC window to side. Toilet. Wash hand basin. Radiator. Tiled floor.

First Floor Landing 9'0" x 11'5" (2.76m x 3.50m)

Loft access. Radiator. Carpeted. Larger than standard storage cupboard.

Bedroom 1 17'11" x 13'0" (5.47m x 3.97m)

UPVC window to front. Built in wardrobes around bed and extra wardrobe space. Radiator. Carpeted.

En-suite 5'5" x 7'0" (1.67m x 2.15m)

UPVC window to front. Shower cubicle with shower unit. Toilet. Wash hand basin. Extractor fan. Tiled walls.

Bedroom 2 11'10" x 12'0" (3.63m x 3.67m)



UPVC window to rear. Built in wardrobes around bed area. Radiator. Carpeted.

Bedroom 3 14'2" 9'0" (4.33m 2.76m)



UPVC window to front. Built in wardrobes around bed area. Radiator. Carpeted.

Bedroom 4 9'4" x 9'1" (2.86m x 2.78m)



UPVC window to rear. Radiator. Large built in cupboard with sliding mirrored doors. Carpeted.

Bathroom 8'4" x 8'1" (2.55m x 2.48m)



UPVC window to rear. Panelled bath. Separate shower cubicle with shower unit. Shaver point. Toilet. Wash hand basin. Tiled walls. Extractor fan. Radiator.

Outside



Front: Driveway leading to double garage, offering ample off road parking.
Rear: Enclosed garden by timber fencing. Lawn area. Good sized patio area. Mature shrubs and trees.

Garage 16'4" x 18'6" (5.00m x 5.66m)

Twin up and over vehicular doors. Power and light connected.

Property Postcode

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

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: D

Annual charge: No

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, 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 Likely 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

Security : The property does have alarm system

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - 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: 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

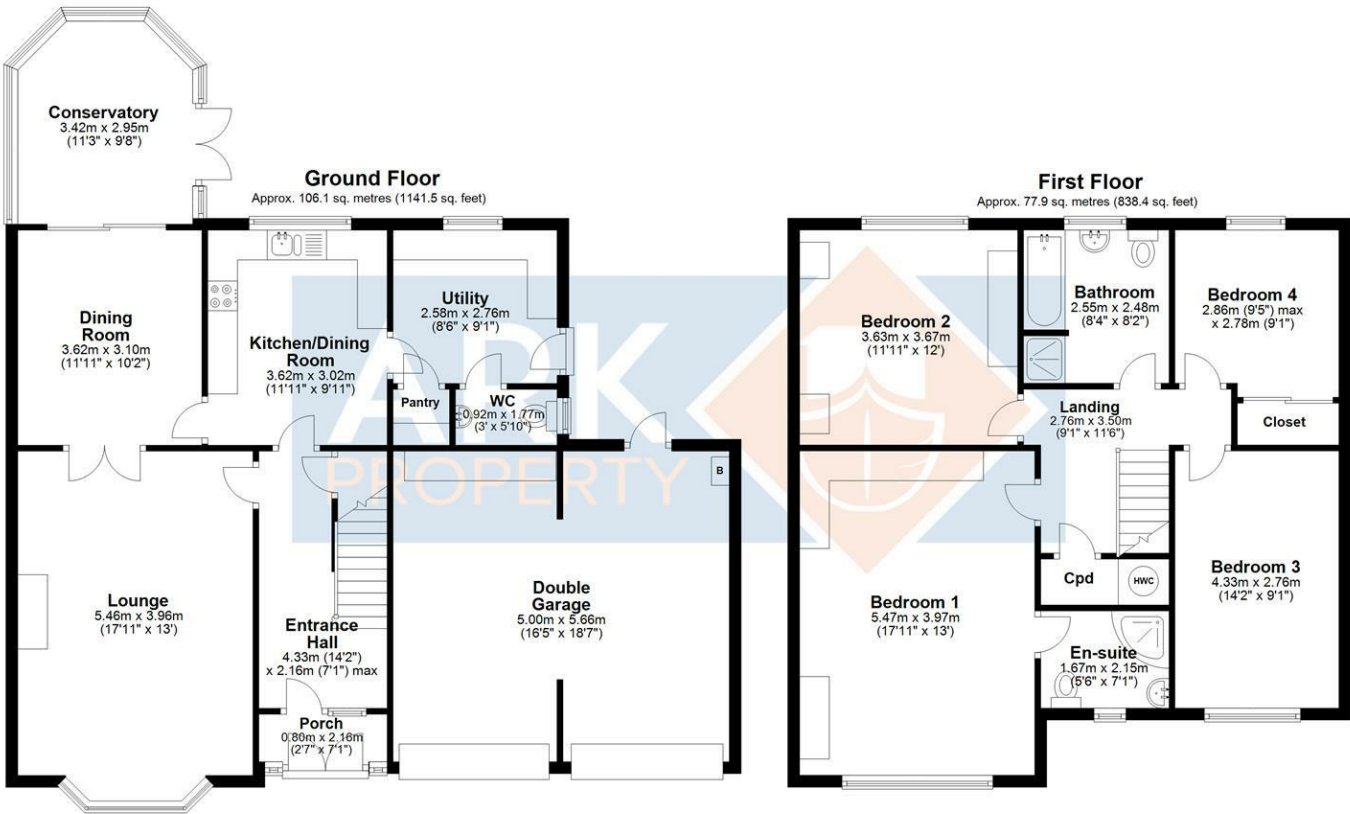
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

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



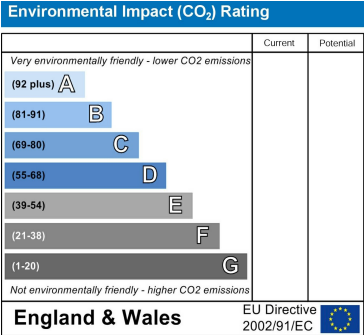
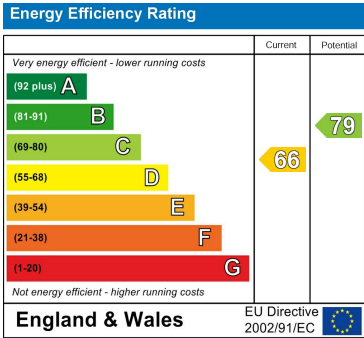
Total area: approx. 183.9 sq. metres (1979.9 sq. feet)

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

Area Map



Energy Efficiency Graph



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