



14 Lavender Drive, Spalding, PE11 1YR

£319,995

- Three generously proportioned bedrooms, including a stylish ensuite to the principal bedroom.
- Fully renovated throughout, offering modern, move-in-ready living.
- Garage conversion, ideal for use as a gym, office, or playroom.
- Convenient utility room and a downstairs WC for added practicality.
- No onward chain, ensuring a smooth and hassle-free purchase.
- Cul-de-sac location in Spalding, within easy reach of local amenities and transport links.

Nestled in the popular cul-de-sac of Lavender Drive, this generously proportioned three-bedroom detached home has been fully renovated to an exceptional standard, offering modern living with a versatile layout. Boasting a stylish ensuite to the principal bedroom, a convenient utility room, a downstairs WC, and a stunning garage conversion that lends itself perfectly as a gym, office, or playroom, this property ticks all the boxes. With no onward chain, this move-in-ready home is perfect for families or professionals seeking a fresh start in a sought-after location. Don't miss out—schedule your viewing today!

Entrance Hall 14'9" x 6'11" (4.50m x 2.11m)



PVCu double glazed entrance door with glazed side window. Skimmed ceiling. Laminate flooring. Radiator. Stairs to first floor landing with under stairs cupboard. Doors to lounge and kitchen diner.

Lounge 14'9" x 12'9" (4.50m x 3.90m)



PVCu double glazed bay window to front. Skimmed ceiling. Laminate flooring. Radiator. Wall mounted gas fire.

Kitchen/Diner 20'4" x 11'8" (6.20m x 3.57m)



PVCu double glazed window to rear. Aluminium bi folding doors opening to conservatory. Skimmed ceiling. Laminate flooring. Radiator. Fitted with a matching range of base and eye level units with marble effect worktops and matching upstand. Five ring gas hob with glass splashback and extractor hood over. Integrated twin oven and grill. Integrated dishwasher. Space for washing machine. Drinks cooler. Twin stainless steel sink with chrome mixer tap over.



Utility 8'6" x 7'8" (2.60m x 2.36m)

PVCu double glazed window to rear, and door to side. Skimmed ceiling. Extractor fan. Laminate flooring. Radiator. Fitted base units with marble effect worktop and matching upstand. Space for washing machine and dryer. Doors to WC and garage conversion.

Cloakroom 3'5" x 5'3" (1.06m x 1.62m)

PVCu double glazed window to side. Skimmed ceiling. Laminate flooring. Chrome wall mounted heated towel rail. Fitted with a close coupled toilet with push button flush. Wall mounted wash hand basin with chrome mixer tap over. Tiled splashback.

Converted Garage 16'7" x 8'6" (5.07m x 2.61m)

PVCu double glazed window to side. Skimmed ceiling with loft access. Radiator. Built in boiler cupboard with louvred doors and wall mounted mains gas central heating combi boiler.

Conservatory 18'4" x 11'6" (5.61m x 3.51m)

Brick and PVCu double glazed construction with polycarbonate roof. Tiled flooring with electric underfloor heating. Wall mounted electric heater. Sliding doors opening to garden. Wall mounted TV point.

First Floor Landing 11'8" x 6'11" (3.57m x 2.11m)

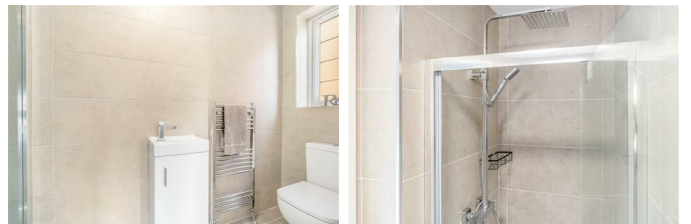
PVCu double glazed window to side. Skimmed ceiling with loft access. Doors to bedrooms and bathroom. Built in airing cupboard with slatted shelving.

Bedroom 1 12'9" x 11'11" (3.90m x 3.65m)

PVCu double glazed window to front. Skimmed ceiling. Radiator. Built in full height wardrobes and additional built in cupboard with hanging rail and shelf.

En-suite 2'10" x 9'9" (0.88m x 2.98m)

PVCu double glazed window to side. Skimmed ceiling with extractor fan. Tiled floor and wall tiling. Fitted with a three piece suite comprising tiled shower enclosure with glass door and chrome thermostatic shower riser, rainfall head and hand held attachment. Close coupled toilet with push button flush. Ceramic wash hand basin with chrome mixer tap over set in vanity unit with built in storage. Chrome wall mounted heated towel rail.

**Bedroom 2 11'10" x 9'10" (3.62m x 3.02m)**

PVCu double glazed window to rear. Skimmed ceiling. Radiator.

Bedroom 3 10'0" x 8'7" (3.05m x 2.63m)

PVCu double glazed window to rear. Skimmed ceiling. Radiator.

Bathroom 6'0" 7'0" (1.84m 2.14m)

PVCu double glazed window to front. Skimmed ceiling. Extractor fan. Chrome wall mounted heated towel rail. Wall and floor tiling. Fitted with a three piece suite comprising panel bath with chrome mixer tap over and thermostatic shower riser, rainfall head and hand held attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over.

**Outside**

To the front of the property is a lawn and gravel driveway providing off road parking for two vehicles. Side gated access on both sides leads to the rear garden which is enclosed by timber fence and laid to lawn with gravel seating area, timber deck and storage sheds either side of the garden. Outside power, light and water connected.





Property Postcode

For location purposes the postcode of this property is: PE11 1YR

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: British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating, combi boiler

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 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

The loft space is boarded out with lighting and power.

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - medium. 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: C73

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.

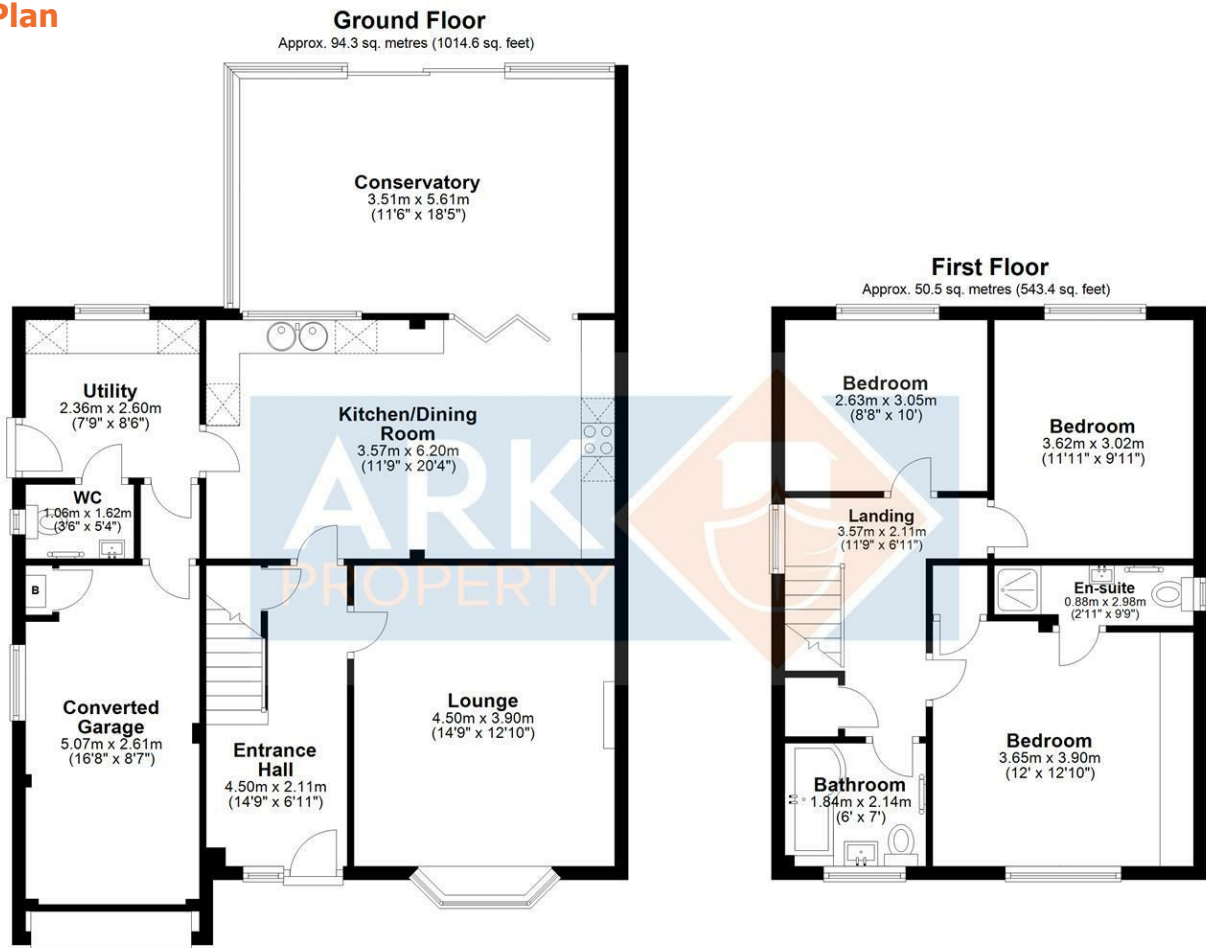
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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

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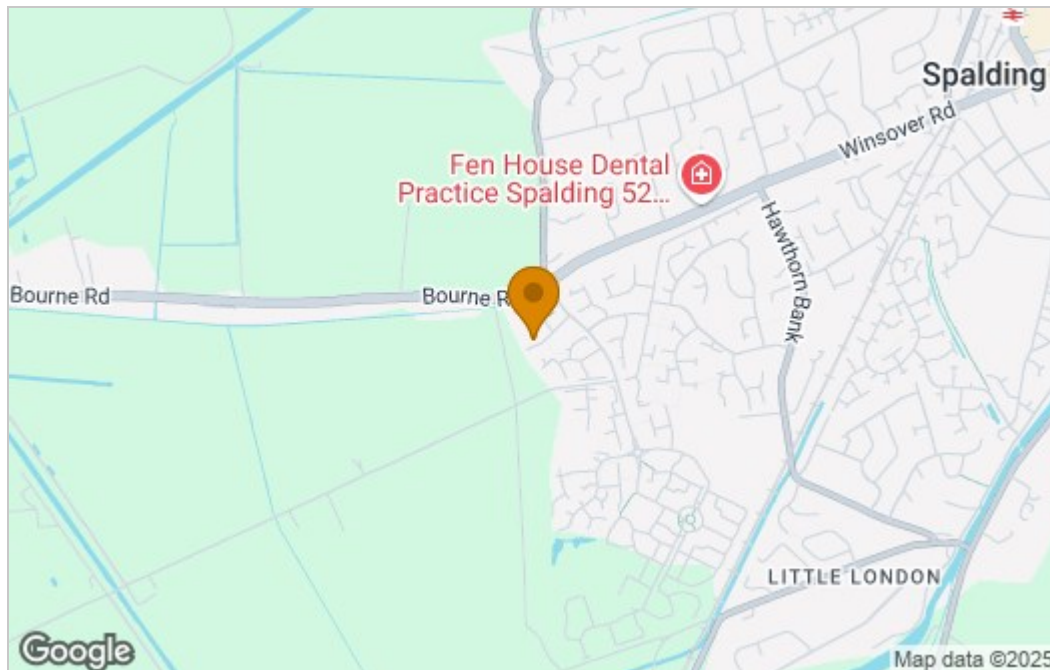
Floor Plan



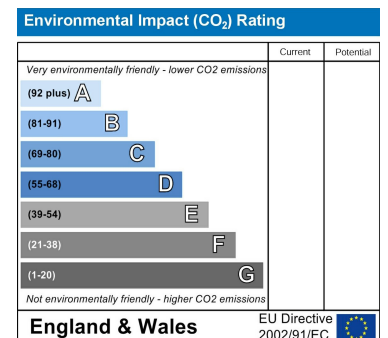
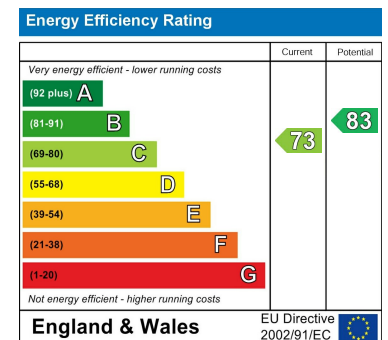
Total area: approx. 144.7 sq. metres (1558.0 sq. feet)

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

Area Map



Energy Efficiency Graph



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