



2 The Circus, Spalding, PE11 1WG

Offers In Excess Of £269,500

AMAZING SIZE REAR GARDEN and DOUBLE GARAGE! A spacious family home located on Broadgate, St John's Circus Estate. The accommodation is spread over three floors and comprises of entrance hall, family room/play room overlooking the greenery, kitchen/breakfast room with patio doors opening into the rear garden, utility room/cloakroom. First floor landing leading to the lounge, master bedroom and ensuite. Second floor landing, with three double bedrooms and four piece family bathroom. Externally, the front of the property provides gated entrance with small laid to lawn to either side of the path. The rear garden is an impressive size ideal for family entertaining and children playing. Being fully enclosed, with a rear gated entrance leading to the parking and double garage.

Entrance Hall

Double glazed front door with glazed panel over, radiator, BT point. Superfast fibre optic broadband connect point. Stairs to first floor landing.

Playroom/Office/Family Room 12'5" x 11'3" (3.78m x 3.43m)



Double glazed bay window to front aspect., radiator, thermostat control and fibre optic point.

Kitchen/Breakfast Room 17'7" x 13'2" (5.36m x 4.01m)



Double glazed window to rear aspect and double glazed French doors to rear garden. Fitted with a range of base and wall mounted units with complimentary work tops over, integrated double oven and hob with extractor hood over, plumbing for dishwasher, space for upright fridge/freezer, under stairs storage cupboard, tiled flooring and radiator.

Utility/Cloakroom 8'10" x 4'7" (2.69m x 1.40m)



Double glazed window to side aspect., plumbing for washing machine, wall mounted boiler, low level WC, wash hand basin, tiled flooring and radiator.

First Floor Landing 17'7" x 6'6" (5.36m x 1.98m)

Double glazed window to side aspect, radiator, storage cupboard and stairs to second floor landing.

Lounge 17'7" x 9'10" (5.36m x 3.00m)



Two double glazed windows to the front aspect, two radiators, TV and BT point, fibre optic connection.

Master Bedroom 13'7" x 9'9" (4.14m x 2.97m)



Double glazed window to rear aspect, radiator, TV point, fibre optic connection, thermostat control.

Ensuite



Double glazed window to rear aspect, shower cubicle, low level WC, wash hand basin, heated towel rail and shaver point.

Second Floor Landing 13'1" x 7'7" (3.99m x 2.31m)



Double glazed window to side aspect, radiator and loft access.

Bedroom Two 10'3" x 9'11" (3.12m x 3.02m)



Double glazed window to front aspect, radiator, fibre optic connection.

Bedroom Three 9'10" x 8'8" (3.00m x 2.64m)

Double glazed window to rear aspect, radiator, thermostat control, fibre optic connection.

Bedroom Four 9'11" x 8'7" (3.02m x 2.62m)



Double glazed window to front aspect, radiator and fibre optic connection.

Bathroom 8'10" x 7' (2.69m x 2.13m)



Four piece suite consisting of a shower cubicle, bath, low level WC, pedestal wash hand basin, shaver point, heated towel rail and double glazed window to rear aspect.

Double Garage



Two up and over doors and allocated parking space in front of the garages.

Rear Garden



Impressive size rear garden which is fully enclosed, mainly being laid to lawn with further gravelled area which features a paved seating section. Gated entrance to the rear leading to the parking and double garages.

Front Garden

Overlooking the communal greenery, the front of the property provides gated entrance, with small laid to lawn either side of the pathway.

Property Postcode

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

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: Make further enquiries from your solicitor in regards to annual management charges for this estate.

Property construction: Brick built

Electricity supply: Mains

Solar Panels: Yes, owned.

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 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, adjacent to the property.

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: 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.

Ark Property Centre

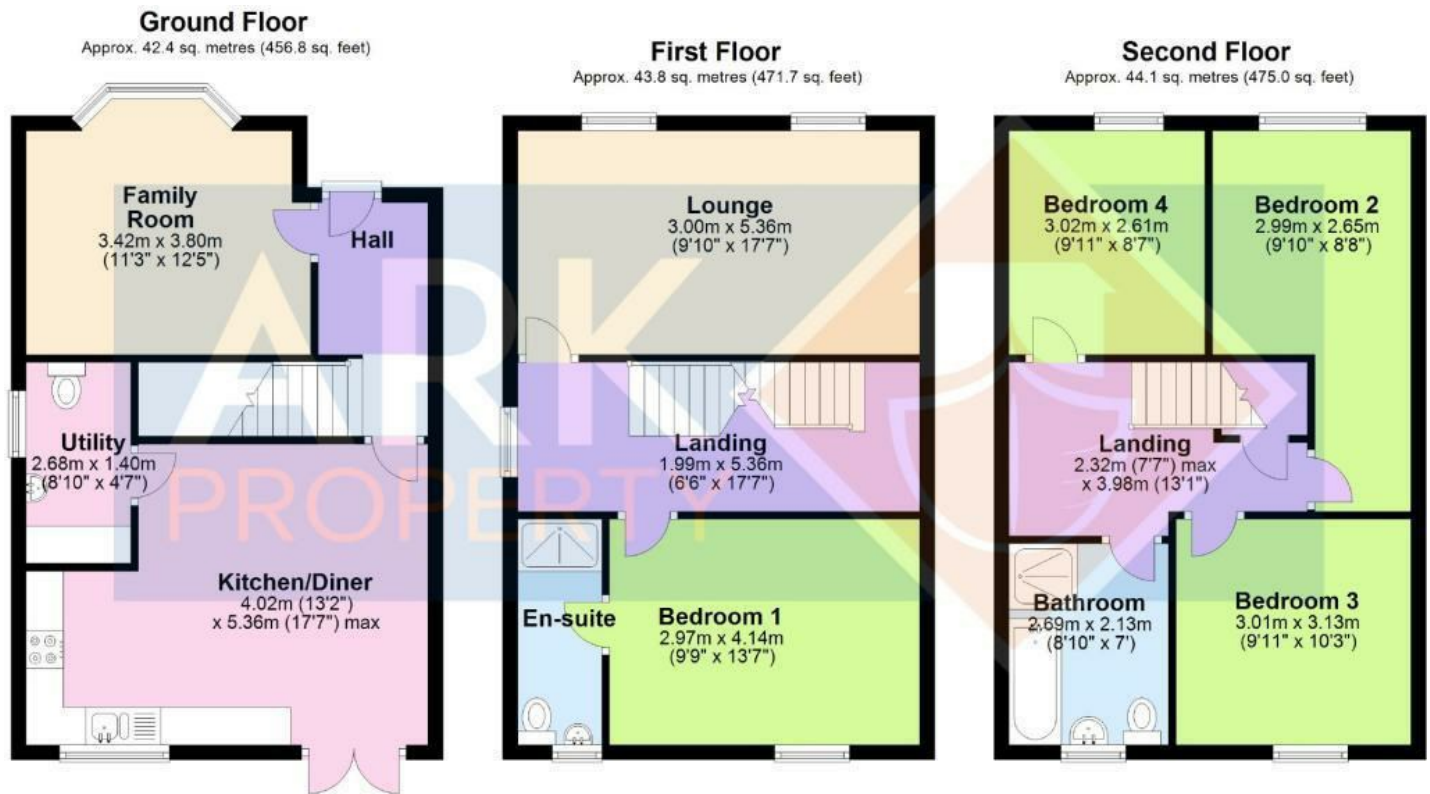
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

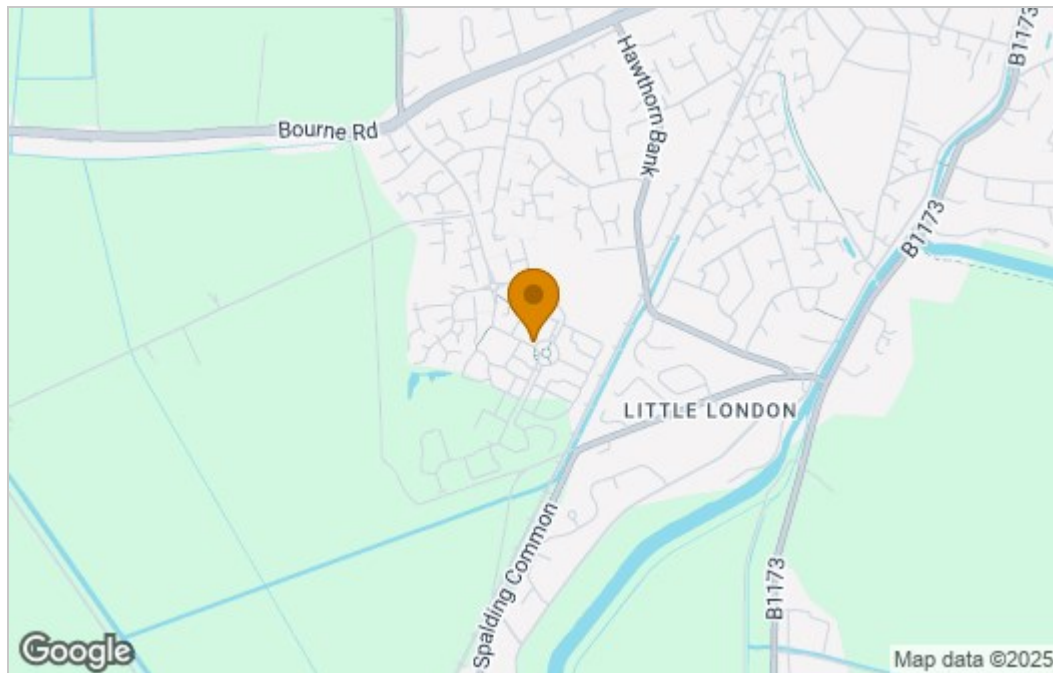
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Floor Plan

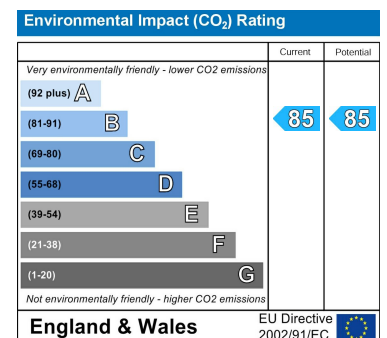
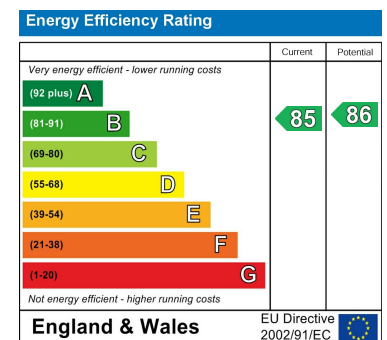


Total area: approx. 130.4 sq. metres (1403.6 sq. feet)

Area Map



Energy Efficiency Graph



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