



10 Westbourne Gardens, Spalding, PE11 2RF

Offers Over £400,000

- Executive Detached Home
- Four well presented Bedrooms
- Three Reception Rooms
- Conservatory
- Driveway and Garage
- Enclosed Rear Garden
- Close Proximity to Town Centre
- Sought after Location

"Tucked away off Spalding's iconic Cowbit Road, Westbourne Gardens is a highly sought after address. This charming four bedroom family home offers a well-designed layout and sits on an impressive plot, making it an ideal choice for buyers. With the added benefit of being sold with no forward chain, it presents a rare opportunity to secure a home in this desirable location. Don't miss out—book your viewing today!"

Entrance Porch

Small enclosed porch area, perfect area for your coats and shoes

Entrance Hall



Double doors leading into a grand hallway. Carpets. Understairs Storage. Radiator and double doors leading to -

Lounge 27'3" x 13'8" (8.31m x 4.17m)



UPVC windows to front and side. Gas fire with fireplace surround. French doors with side panels either side leading to conservatory. Radiator. Carpeted.

Conservatory 16'4" x 11'5" (4.98m x 3.48m)



Low brick level built conservatory. Polycarbonate roof. Tiled flooring. Radiator. French doors leading to garden to rear

Dining Room 15'3" x 13'1" (4.65m x 3.99m)



UPVC window to rear. Radiator. Carpeted.

Study 11'5" x 8'7" (3.48m x 2.62m)



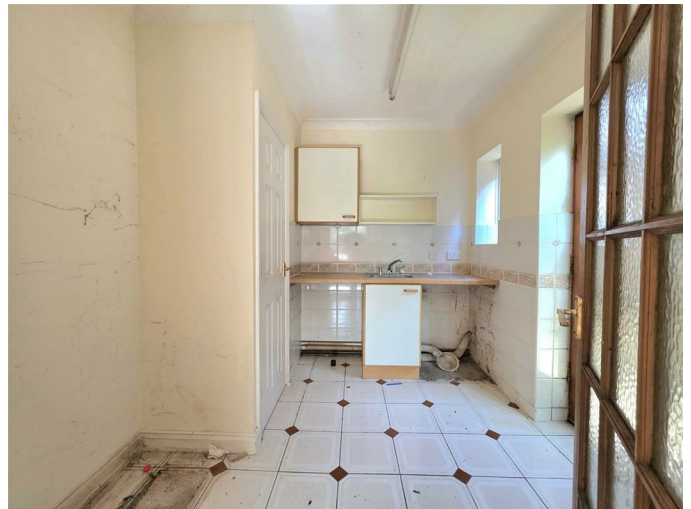
UPVC window to front. Radiator. Carpeted.

Kitchen 13'5" x 11'6" (4.09m x 3.51m)



Upvc window to rear. Matching wall and base units with worktop over. Composite sink drainer with mixer tap over. Integrated dishwasher. Gas hob with extractor over. Eye level oven. Partially tiled walls. Tiled flooring and radiator.

Utility Room 6'3" x 8'0" (1.91m x 2.46m)



Matching wall and base units with worktop over, tiled flooring, radiator and Upvc door to side

Shower Room 6'11" x 6'5" (2.11m x 1.96m)



Upvc window to front, Shower cubicle, wash hand basin, toilet, tiled flooring. radiator and extractor fan

Landing



Galleried landing. UPVC window. Radiator. Carpeted. Large airing cupboard.

Bedroom 1 14'11" x 13'10" (4.55m x 4.22m)

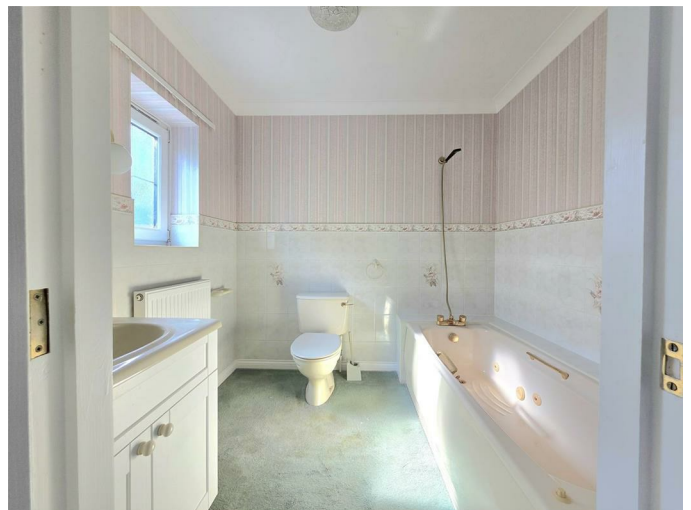


UPVC window to front. Radiator. Carpeted.

Dressing Room

Upvc window to rear. Carpeted and radiator

En-suite



Frosted Upvc window to rear. Jacuzzi bath with shower over. Wash hand basin with vanity unit. WC. Radiator. Carpeted.

Bedroom 2 13'3" x 12'11" (4.06m x 3.96m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 3 13'3" x 11'5" (4.06m x 3.48m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 4 12'11" x 7'10" (3.94m x 2.39m)



UPVC window to front and side. Radiator. Carpeted.

Bathroom



Frosted Upvc window to front. Bath. Wash hand basin with vanity unit. WC. Radiator. Carpeted.

Exterior



To the front - Block paved driveway to side leading to the single garage. Lawn area. Well established trees and bushes providing privacy. Path leading to front door and side gate

To the rear - Patio area. Lawn area. Well established trees and bushes. Fully enclosed with timber fence panelling.



Property Postcode

For location purposes the postcode of this property is: PE11 2RF

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: F

Annual charge: No

Property construction: Brick built

Electricity supply: Mains.

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 Superfast 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 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 Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C71

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan

Westbourne Gardens, Spalding, PE11

APPROX. GROSS INTERNAL FLOOR AREA 2507 SQ FT 232.9 SQ METRES (INCLUDES GARAGE)

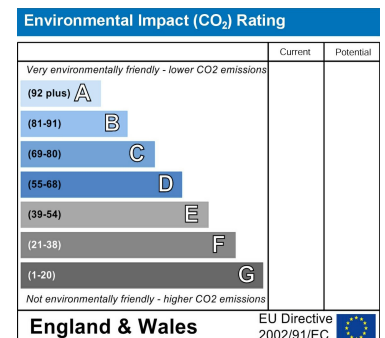
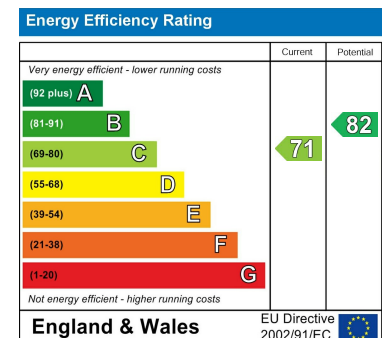


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

