



**COMING
SOON**

11 Tower Lane, Spalding, PE11 2RG

£550,000

- COMING SOON!
- Brand New Detached House
- 6 Bedrooms
- 4 En-suites
- Large Open Kitchen/Living Space
- Close to Spalding Town Centre
- Walled Courtyard Garden
- Call Now to View!

COMING SOON!

Brand new detached 6 bedroom house located close to Spalding town centre.

Built by a local builder to a high specification.

Call now to view!

Entrance Hall

UPVC door to front. UPVC window to front. Stairs to first floor. Understairs storage cupboard.

Lounge 13'3" x 23'3" (4.06m x 7.09m)

UPVC window to front. UPVC double doors to rear.

Kitchen 23'3" x 32'3" (7.09m x 9.85m)

UPVC bi-fold doors to rear. Two UPVC windows to front. Matching base and eye level units. Sink with drainer and tap over. Five ring gas hob with extractor over. Built in oven and grill. Integrated appliances.

Utility Room 13'3" x 10'7" (max) (4.04m x 3.24m (max))

UPVC door to front. UPVC door to rear. Boiler.

Cloakroom

UPVC window to front. Toilet. Wash hand basin.

First Floor Landing

Two UPVC windows to front. Stairs to second floor.

Bedroom 1 12'1" (max) x 17'1" (max) (3.69m (max) x 5.22m (max))

Two UPVC windows to front.

En-suite 6'5" x 8'10" (1.98m x 2.71m)

UPVC window to rear. Shower cubicle. Toilet. Wash hand basin.

Bedroom 2 12'3" x 12'7" (3.75m x 3.86m)

UPVC window to rear.

En-suite 4'5" x 8'10" (1.35m x 2.71m)

UPVC window to rear. Shower cubicle. Toilet. Wash hand basin.

Bedroom 3 10'0" x 12'7" (3.06m x 3.86m)

UPVC window to rear.

Bedroom 4 10'0" x 8'3" (3.06m x 2.54m)

UPVC window to front.

Bathroom 9'3" x 8'10" (2.82m x 2.70m)

UPVC window to rear. Bath. Shower cubicle. Toilet. Wash hand basin.

Second Floor Landing

UPVC window to front. Velux window to rear.

Bedroom 5

UPVC window to front. Velux window to rear.

En-suite

UPVC window to front. Velux window to rear. Shower cubicle. Toilet. Wash hand basin.

Bedroom 6

UPVC window to front. Velux window to rear.

En-suite

UPVC window to front. Velux window to rear. Shower cubicle. Toilet. Wash hand basin.

Outside

Enclosed walled courtyard garden.

Property Postcode

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

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: TBC

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, 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 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

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: TBC

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

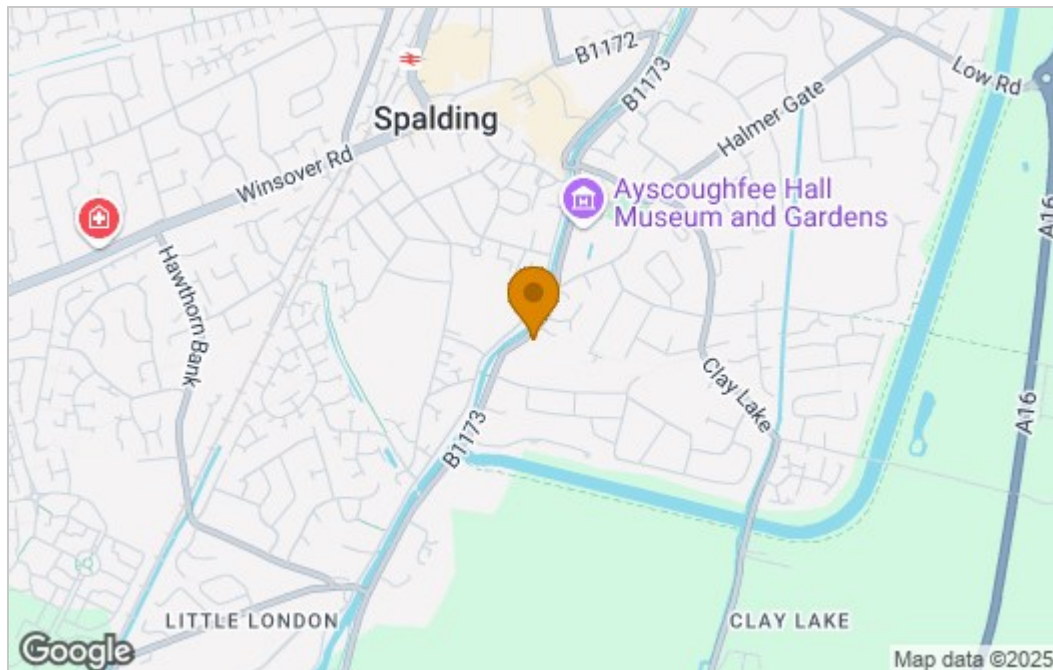
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statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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