

## 26 Circus Approach, Spalding, PE11 1WN

**Offers Over £275,000**

- Built in 2023 by Broadgate Homes – a high-quality, modern townhouse in a sought-after location. Built in 2023 by Broadgate Homes – a high-quality, modern townhouse in a sought-after location.
- Spacious & flexible accommodation – four bedrooms, two bathrooms, and three reception rooms.
- Stylish kitchen-diner – the heart of the home, with access to the rear garden.
- Generous rear garden – ideal for outdoor entertaining or family life.
- Single garage & off-road parking – providing practicality and secure storage.
- Set over three floors – offering versatile living spaces to suit a range of needs.

## Stunning Four-Bedroom Townhouse on Circus Approach, Spalding

Built in 2023 by the renowned Broadgate Homes, this beautifully designed townhouse offers flexible living across three spacious floors. Featuring four well-proportioned bedrooms, two modern bathrooms, and three versatile reception rooms, this home is perfect for families or those needing extra space. The stylish kitchen-diner provides the heart of the home, with access to a convenient "loo-tility." Outside, a generous rear garden, single garage, and off-road parking complete the package. Situated in a sought-after location, this contemporary home perfectly balances style and practicality.

### Entrance Hall

Composite glazed entrance door to front. Coving to skimmed ceiling. Radiator. Stairs to first floor landing. Doors to office/snug and kitchen.

### Snug/Office 12'5" x 10'10" (3.81m x 3.31m)



PVCu double glazed window to front. Coving to skimmed ceiling. Radiator.

### Kitchen 13'5" x 17'5" (4.09m x 5.33m)



PVCu double glazed window and French doors to rear. Coving to skimmed ceiling. Tiled flooring. Radiator. Fitted with a matching range of base and eye level units with worktop space and matching splashbacks. Four ring gas hob with stainless steel extractor hood over and integrated electric oven and grill under. Composite sink and drainer with chrome mixer tap over. Integrated fridge freezer. Integrated dishwasher. Door to utility room.



**Utility Room 4'5" x 8'8" (1.37m x 2.66m)**

PVCu double glazed window to side. Coving to skimmed ceiling. Extractor fan. Wall and floor tiling. Radiator. Fitted base and eye level units with work surface and matching upstand. Space and plumbing for washing machine. Fitted close coupled toilet and wall mounted wash hand basin with chrome mixer tap over.

**First Floor Landing 17'8" x 6'8" (5.41m x 2.04m)**

PVCu double glazed window to side. Doors to lounge and bedroom one.

**Lounge 9'10" x 17'6" (3.02m x 5.35m)**

PVCu double glazed window to front. Coving to skimmed ceiling. Radiator. Feature panelled walls.



**Bedroom 1 13'6" x 9'9" (4.13m x 2.99m)**



PVCu double glazed window to rear. Coving to skimmed ceiling. Radiator. Built in wardrobe. Door to en-suite.



**En-suite 3'8" x 9'10" (1.14m x 3.02m)**



PVCu double glazed window to rear. Coving to skimmed ceiling. Extractor fan. Wall and floor tiling. Wall mounted heated towel rail. Shaver point. Fitted with a three piece suite comprising shower cubicle. Pedestal wash hand basin and close coupled toilet.

**Second Floor Landing 13'1" x 7'8" max (4.00m x 2.35m max)**



Coving to skimmed ceiling with loft access. Doors to bedrooms and bathroom.

**Bedroom 2 10'0" x 8'7" (3.06m x 2.63m)**



PVCu double glazed window to rear. Coving to skimmed ceiling. Radiator.

**Bedroom 4 17'5" x 8'7" (5.33m x 2.62m)**



PVCu double glazed window to front. Coving to skimmed ceiling. Radiator.

**Bedroom 3 9'4" x 10'7" (2.85 x 3.24)**



PVCu double glazed window to front. Coving to skimmed ceiling. Radiator.

**Bathroom 8'11" x 6'11" (2.72m x 2.11m)**



PVCu double glazed window to rear. Coving to skimmed ceiling with recessed ceiling spotlights. Extractor fan. Wall and floor tiling. Wall mounted heated towel rail. Shaver point, Fitted with a four piece suite comprising shower pod with mains shower over. Panel bath with chrome taps over. Close coupled toilet with push button flush and pedestal wash hand basin with chrome taps over.

## Outside



There is a low maintenance frontage to the property enclosed by iron railings and gate with pathway to the entrance door. The rear garden is enclosed by brick wall and timber fence and is laid to lawn with patio seating area and pergola.



## Garage



Single garage with up and over door. Pedestrian door opening to garden.

## Property Postcode

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

## 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: Management Company Broadgate homes. £250 for 1 year.

Property construction: Brick built

Electricity supply: Mains

Solar Panels: Yes, owned by the property.

Other electricity sources: No

Water supply: Mains

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 and Single Garage

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: B86

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.

### **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.

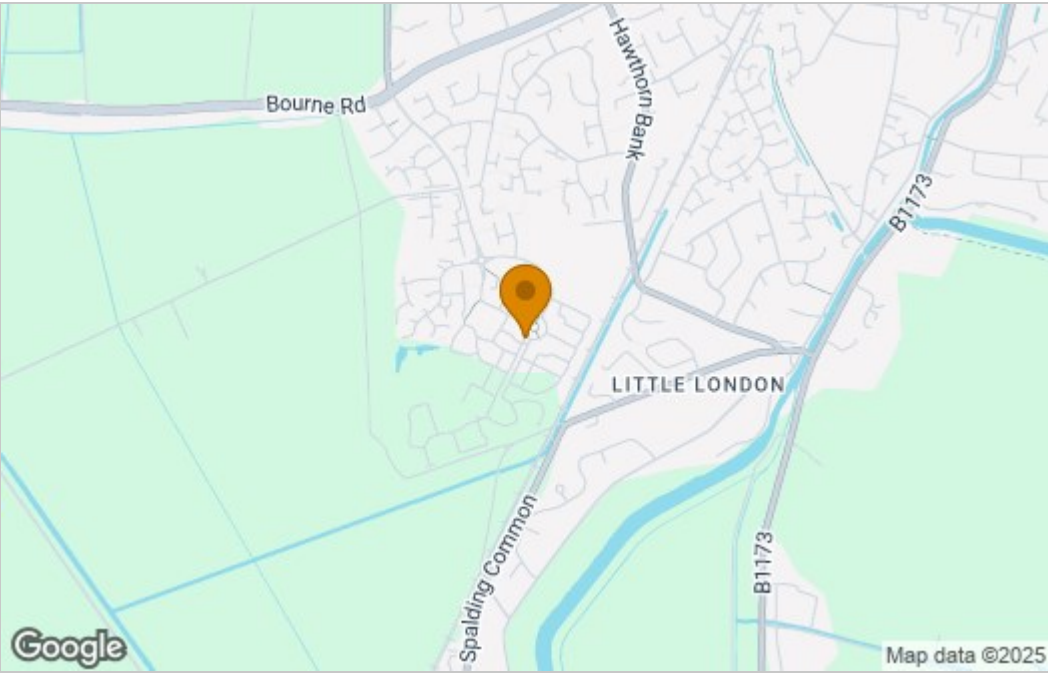
### **Disclaimer**

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

Floor Plan



Area Map



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Energy Efficiency Graph

