



1 Malvern Close, Spalding, PE11 2DQ

£325,000

- Spacious four-bedroom detached home in a quiet cul-de-sac location.
- Generous front and rear gardens offering plenty of outdoor space.
- Ample off-road parking for multiple vehicles plus a single garage.
- Four double bedrooms with an upstairs bathroom and downstairs shower room.
- Versatile living space with four reception rooms and a utility room.
- Ideal family home in a sought-after Spalding location—viewing recommended!

Nestled in a peaceful cul-de-sac, this well-presented four-bedroom detached home offers generous living space inside and out. Boasting a sizeable front and rear garden, ample off-road parking, and a single garage, it's perfect for families or those seeking extra space. Inside, the property features four double bedrooms, an upstairs bathroom, and a convenient downstairs shower room. The ground floor offers exceptional versatility with four reception rooms, a well-equipped kitchen, and a separate utility room. A fantastic opportunity to secure a spacious home in a sought-after location—viewing is highly recommended!

Entrance Hall 10'4" x 6'8" (3.17m x 2.04m)

UPVC door with side panels to front. Coved and textured ceiling. Stairs to first floor. Radiator. Laminate flooring.

Lounge 21'0" x 11'11" (6.41m x 3.65m)



UPVC double glazed bay window to front. Coved and textured ceiling. Wall lights. Radiator. Marble fireplace with insert and hearth with fitted pebble effect gas fire. French doors leading to the conservatory.



Conservatory 11'9" x 10'7" (3.60m x 3.23m)



Dwarf brick wall and UPVC construction with UPVC double glazed windows to sides and rear. Polycarbonate roof. UPVC double glazed French doors to side. Central fan light. Tiled flooring. Radiator.

Dining Room 10'4" x 10'0" (3.17m x 3.07m)



UPVC double glazed bay window to front. Coved and textured ceiling. Radiator. Laminate flooring.

Kitchen 10'1" x 17'1" (3.09m x 5.21m)



UPVC double glazed window to rear. Coved and textured ceiling. Inset spot lighting. Tiled flooring. Under stairs storage cupboard. Matching range of base, eye level units with roll edge work surfaces over.. Space for electric range style cooker. Neff stainless steel extractor hood. Integrated Neff dishwasher. Integrated Neff eye level microwave. Integrated Neff fridge freezer.



Utility Room 5'9" x 7'4" (1.77m x 2.25m)



UPVC double glazed door to rear. UPVC double glazed window to the rear. Recessed spot lights. Tiled flooring. Wall mounted heated towel rail. Tiled splashbacks. Fitted eye level units. Fitted worktop. Plumbing and space for washing machine. Space for tumble dryer.

Shower Room 4'3" x 7'4" (1.32m x 2.26m)



UPVC double glazed window to side. Coved and textured ceiling. Inset spot lighting. Extractor fan. Fully tiled walls. Stainless steel heated towel rail. Tiled flooring. Fitted with a three piece suite comprising Quadrant shower cubicle with mains shower over and glass sliding door. Concealed cistern toilet with push button flush. Ceramic wash hand basin with chrome mixer tap set in vanity unit with built in storage.



First Floor Landing 15'2" x 6'5" (4.63m x 1.96m)



UPVC double glazed window to front. Coved and textured ceiling. Access to loft space which is partly boarded with loft ladder.



Bedroom 1 10'9" x 12'0" (3.30m x 3.67m)



UPVC double glazed window to front. Coved and textured ceiling. Radiator. Fitted with a range of bedroom furniture comprising drawer units, wardrobes, built-in bedside cabinets and over bed storage units.

Bedroom 2 11'4" x 10'4" (3.47m x 3.16m)



UPVC double glazed window to front. Coved and textured ceiling. Radiator.

Bedroom 3 10'0" x 12'0" (3.05m x 3.66m)



UPVC double glazed window to rear. Coved and textured ceiling. Radiator.

Bedroom 4 9'3" x 7'4" (2.84m x 2.24m)

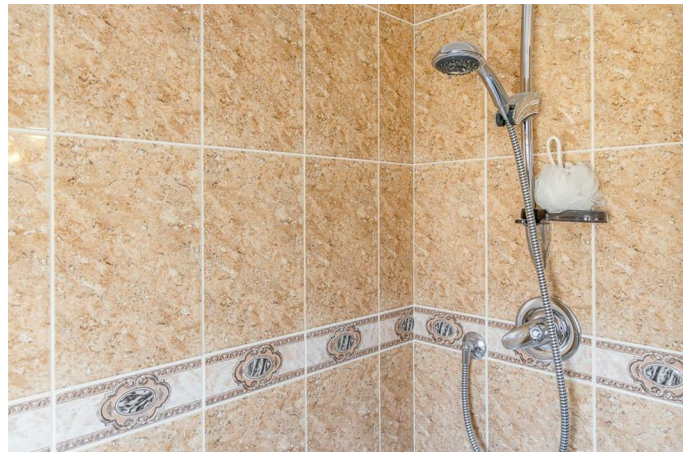


UPVC double glazed window to rear. Coved and textured ceiling. Radiator. Built in airing cupboard with slatted shelving and wall mounted mains gas boiler.

Bathroom 5'4" x 7'3" (1.65m x 2.23m)



UPVC double glazed window to rear. Coved and textured ceiling. Extractor fan. Fully tiled walls. Tiled floor. Heated towel rail. Fitted with a three piece suite comprising concealed cistern toilet with push button flush. Ceramic wash hand basin fitted into vanity unit with built in storage. 'P' shaped bath with taps over and fitted thermostatic shower over. Shower screen.



Outside



Front: Block paved driveway providing multiple off-road parking for vehicles. Side gated access to the rear garden. Lawn area with a wide range of mature shrub and tree borders.

Rear: Enclosed by timber fencing. Block paved pathways. Patio area. Lawn area with a wide range of mature shrubs and trees. Gravelled seating area. Timber storage shed. Outside lighting.



Garage



Electric vehicular door. Power and light connected. Cold water tap.



Property Postcode

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

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: Eon

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 but None over Data. Vodafone is Limited over Voice but None over 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 - 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: C70

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

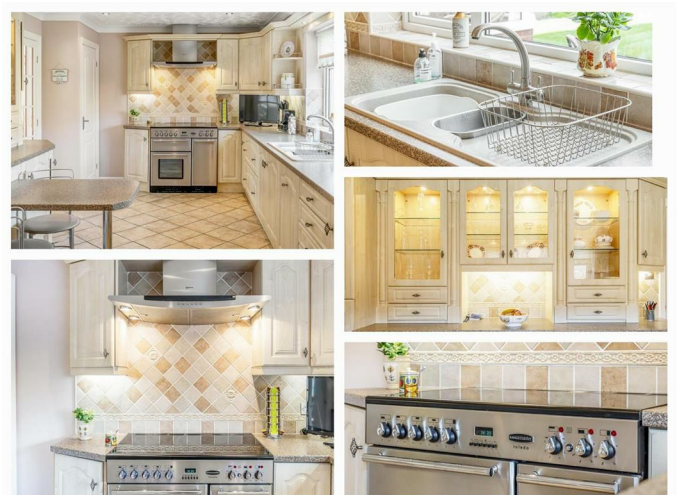
If you are thinking about selling your property or

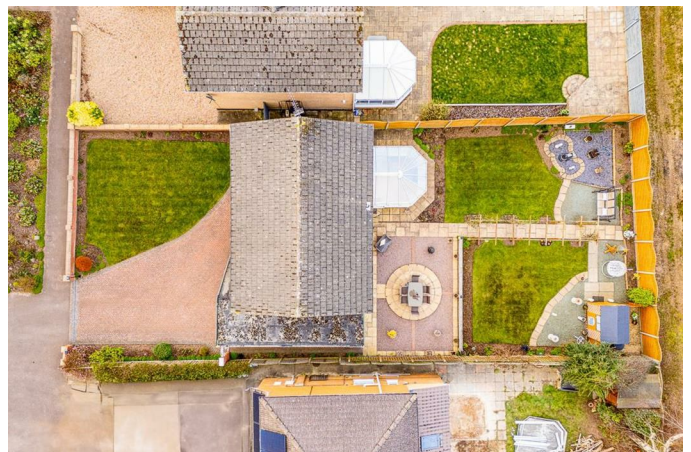
are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

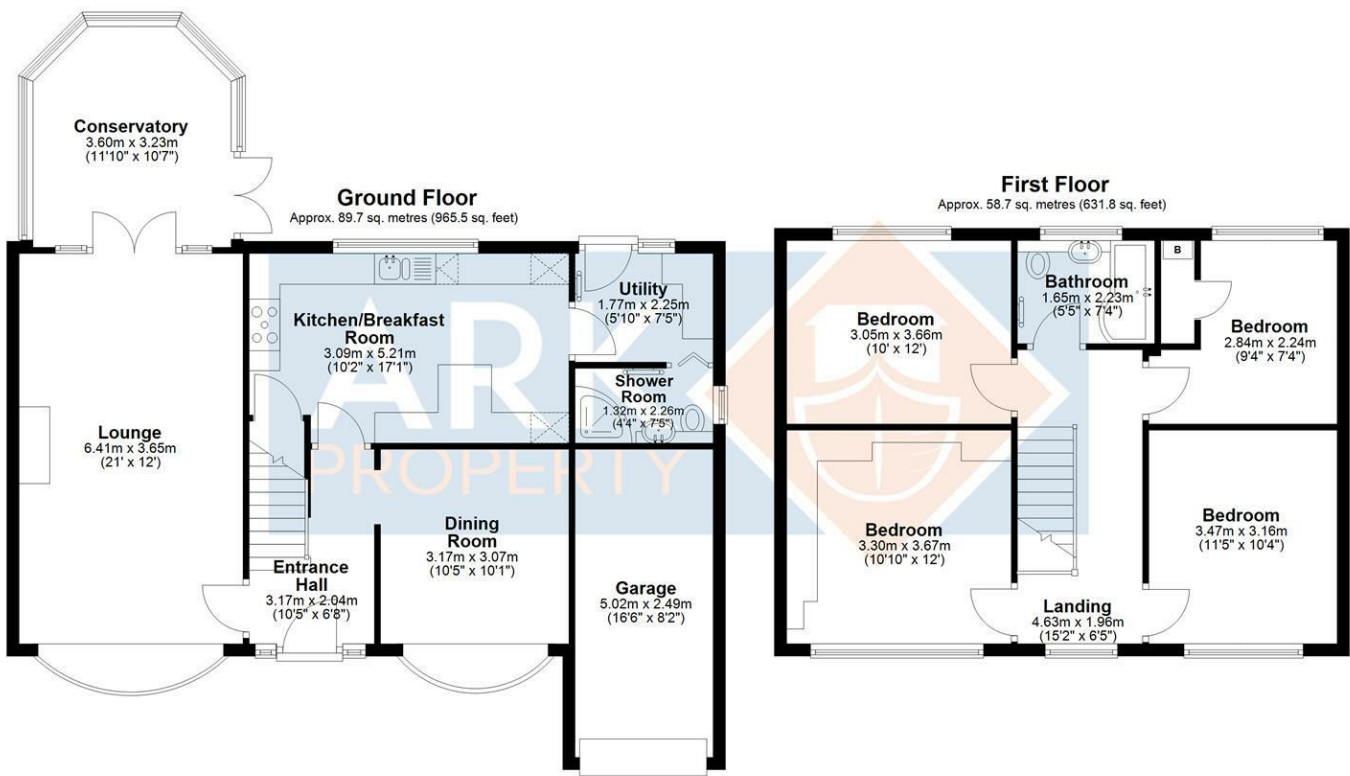
Disclaimer

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





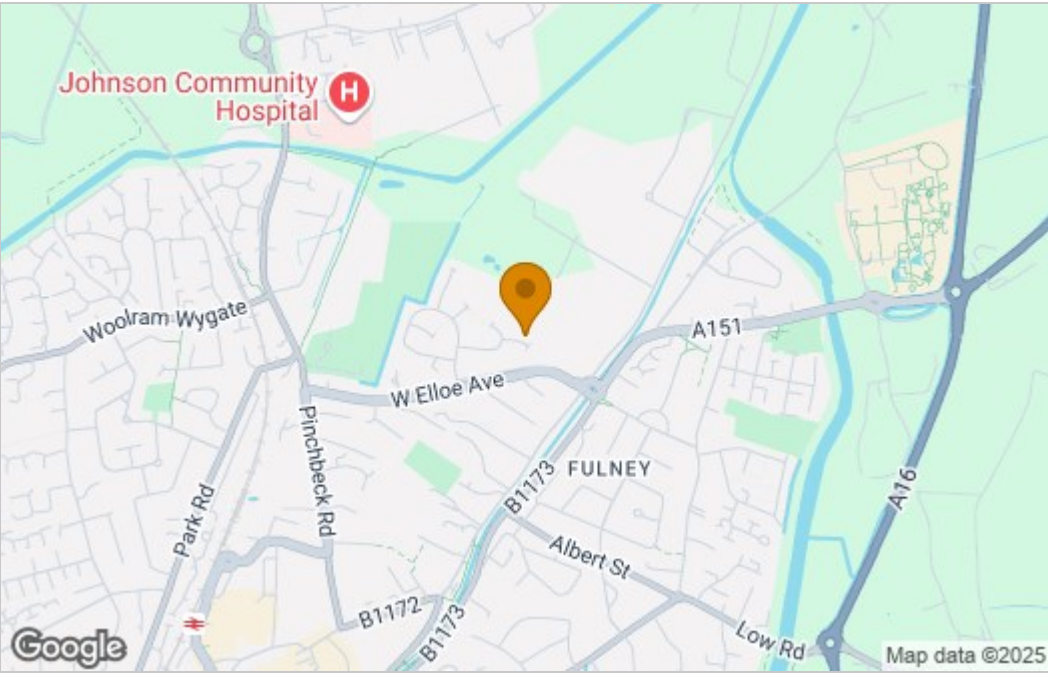
Floor Plan



Total area: approx. 148.4 sq. metres (1597.3 sq. feet)

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

Area Map



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

