

4 Tamar Close, Spalding, PE11 3GZ

£210,000

- Well presented throughout
- Off road parking for two cars
- Private rear garden
- En-suite to main bedroom
- Lovely size kitchen diner
- Neutral decor
- Popular estate
- Cul de sac location

Tucked away in a quiet spot on the ever popular Woolram Wygate estate, this beautifully presented home is ideal for first-time buyers looking to step onto the property ladder.

Inside, the home offers a well-proportioned kitchen diner and a great flowing layout throughout—perfect for modern living and entertaining.

With its peaceful setting and inviting interior, this could be the perfect place to call home. Don't miss your chance—schedule a viewing today!

Entrance Hall 4'5" x 6'9" (1.36m x 2.08m)

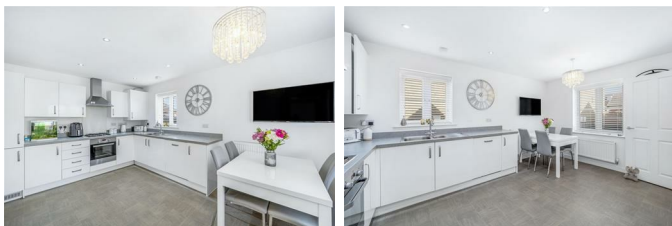
UPVC door to front. Radiator. Wood effect vinyl flooring.

Cloakroom



Wash hand basin with tiled splash back. Toilet. Radiator. Extractor fan. Vinyl flooring.

Kitchen/Dining Room 15'5" x 9'8" (4.72m x 2.97m)



UPVC window to front and side. Matching range of base and eye level units with work tops over. Integrated tall fridge/freezer. Integrated dishwasher. Stainless steel sink drainer. Zanussi gas hob and oven under with stainless steel extractor hood over. Boiler. Vinyl flooring. Radiator.

Utility Room 5'2" x 5'3" (1.58m x 1.62m)



Matching base units and worktop. Integrated washing machine. Space for tumble dryer. Radiator. Understairs storage cupboard. Vinyl flooring. Extractor fan.

Lounge 15'5" x 9'10" (4.72m x 3.01m)



UPVC window to front. French doors to side. Two radiators. Carpeted.

First Floor Landing 9'7" x 6'9" (2.94m x 2.08m)



Airing cupboard. Carpeted. Radiator.

Bathroom 5'7" x 6'7" (1.71m x 2.02m)



UPVC window to front. Vinyl flooring. Spot lights. Bath with shower attachment. Wash hand basin. Toilet. Partially tiled walls. Extractor fan. Radiator.

Bedroom 1 10'8" x 9'10" (3.26m x 3.01m)



UPVC window to front. Radiator. Carpeted. Built in wardrobes.

En-suite 4'6" x 6'6" (1.39m x 1.99m)



Fully tiled double shower enclosure with electric shower over. Wash hand basin. Toilet. Partially tiled walls. Extractor fan. Radiator. Vinyl flooring. Spot lights.

Bedroom 2 8'6" x 9'10" (2.60m x 3.02m)



UPVC window to front. Radiator. Carpeted. Loft access.

Bedroom 3 6'7" x 9'8" (2.03m x 2.97m)

UPVC window to side. Radiator. Carpeted.

Outside

Front:

Rear: Enclosed by timber fencing. Lawn area. Patio area. Block paved area. Timber shed. Rear gate leading to parking area.

Property Postcode

For location purposes the postcode of this property is: PE11 3GZ

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: B

Annual charge: RMG (Residential Management Group) £180.90 yearly.

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 Likely 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 - 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: B81

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

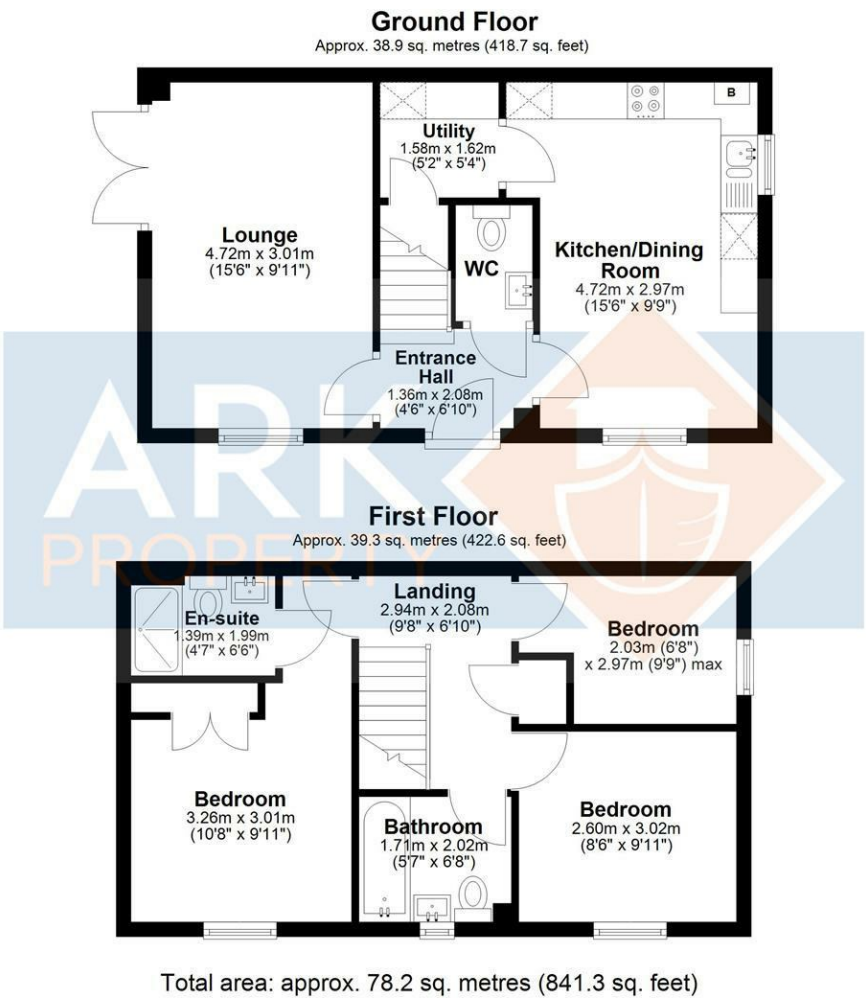
offer a FREE valuation service with no obligation.

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.

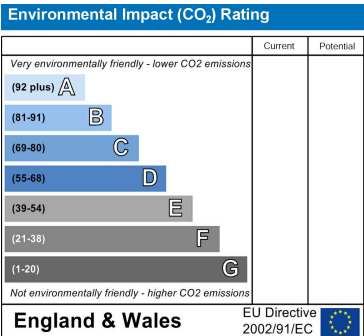
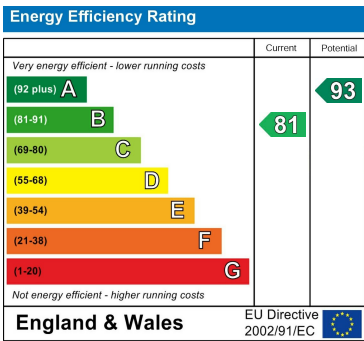
Floor Plan



Area Map



Energy Efficiency Graph



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