



4 Mears Court, Spalding, PE11 1WL

£218,000

- Three spacious bedrooms, including a top-floor principal bedroom with en-suite
- Traditional layout with separate lounge and kitchen diner
- Ground floor Cloakroom, plus a modern family bathroom on the first floor
- Generous rear garden – perfect for families or entertaining
- Single garage providing off-street parking or extra storage
- No onward chain – ready for a smooth and speedy move

Beautifully Presented Three Bedroom Townhouse – No Chain!

Located in the popular market town of Spalding, this nearly new three-bedroom townhouse is offered to the market in excellent condition throughout. Boasting a traditional layout, the ground floor features a welcoming lounge, spacious kitchen diner, and a convenient cloakroom.

The first floor offers two well-proportioned bedrooms and a modern family bathroom, while the second floor is dedicated to a generous principal bedroom complete with its own en-suite shower room.

Outside, the property enjoys a generous garden, ideal for entertaining or relaxing, along with a single garage providing secure parking or additional storage. An ideal home for families or professionals – early viewing is highly recommended. No onward chain!

Entrance Hall

Composite glazed entrance door. Skimmed ceiling. Laminate flooring. Wall mounted electrical consumer unit. Radiator. Stairs to first floor landing. Door opening to Lounge.

Lounge 16'1" x 11'10" (4.92m x 3.63m)



PVCu double glazed window to front. Coving to ceiling. Radiator. Laminate flooring. Understairs cupboard. Door to Kitchen.



Kitchen Diner 8'10" x 15'6" (2.70m x 4.73m)



PVCu double glazed window and French doors opening to rear. Coving to ceiling. Laminate flooring. Radiator. Fitted with a matching range of base and eye level units with roll edge work surface and matching upstand. Four ring gas hob with stainless steel splashback and extractor hood over. Integrated electric oven and grill under. Space and plumbing for dishwasher and washing machine. Door to Cloakroom.



Cloakroom



Coving to ceiling with extractor fan. Laminate flooring. Radiator. Fitted close coupled toilet with push button flush and wall mounted wash hand basin.

Landing 16'1" x 6'5" max (4.91m x 1.96m max)



PVCu double glazed window to front. Coving to ceiling. Laminate flooring. Doors to Bedrooms two, three and Bathroom. Stairs to second floor.

Bedroom Two 8'10" x 12'7" (2.71m x 3.86m)



PVCu double glazed window to rear. Coving to ceiling. Radiator. Twin built in double door wardrobes.

Bedroom Three 8'9" x 8'7" (2.67m x 2.64m)



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

Bathroom 6'11" x 8'7" (2.12m x 2.62m)



Coving to ceiling with extractor fan. Vinyl flooring. Wall mounted heated towel rail. Shaver point. Fitted with a four piece suite comprising panel bath with chrome mixer tap and shower attachment. Close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap and tiled splashback. Built in shower pod with mains shower and hand held attachment. Shaver point.

Second Floor

Door to Bedroom one.

Bedroom One 13'6" x 12'0" (4.13m x 3.66m)



PVCu double glazed window to front. Coving to ceiling with loft access and light tunnel. Laminate flooring. Radiator. Twin built in wardrobes with shelf and hanging rail. Door to Ensuite.



Ensuite 7'11" x 7'2" (2.43m x 2.20m)



Velux style window. Coving to ceiling with extractor

fan. Wall mounted heated towel rail. Shaver point. Fitted shower pod with mains shower and hand held attachment. Close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap. Built in storage.



Outside



The rear garden is enclosed by timber fence and laid to lawn with patio seating area and timber deck, there is outside lighting, cold water tap and gated access to the driveway and single garage.



Garage 9'10" x 16'8" (3.00m x 5.10m)



With up and over door.

Property Postcode

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

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: Broadgate Homes - £180 per year

Property construction: Brick

Electricity supply: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: None

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: Medium chance by rivers, very low chance by surface water.

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: B85

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.

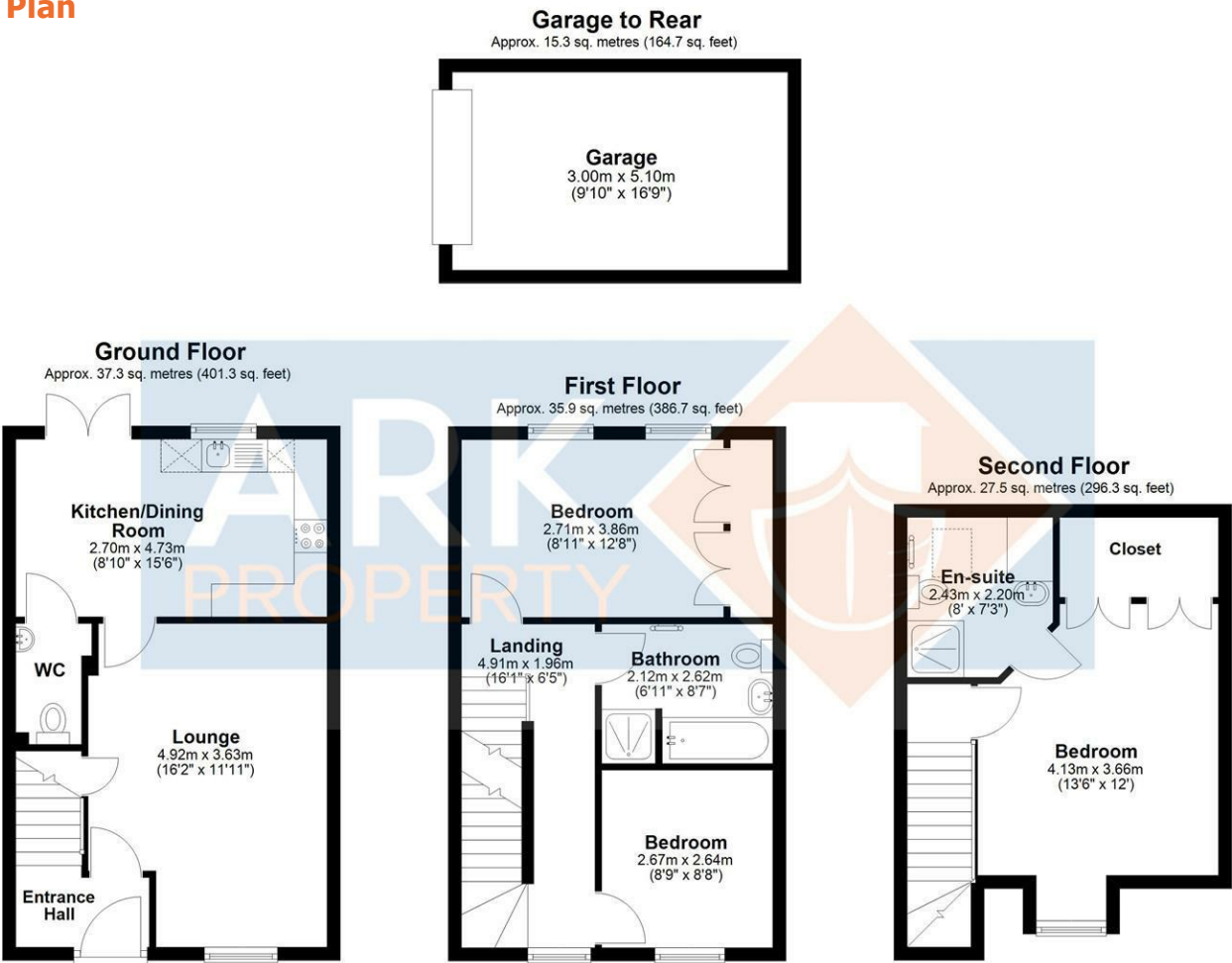
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Floor Plan

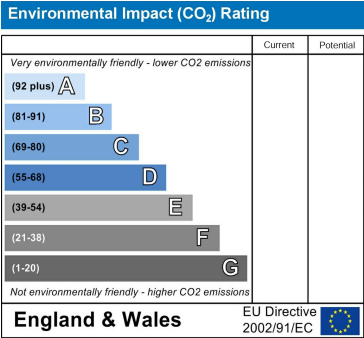
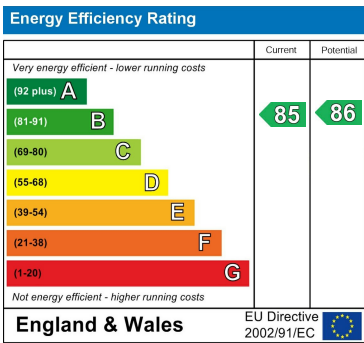


Total area: approx. 116.0 sq. metres (1249.0 sq. feet)

Area Map



Energy Efficiency Graph



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