

38 Ambleside Drive, Spalding, PE11 1JU

£275,000

- NO FORWARD CHAIN
- Larger than standard rear garden
- Four good sized double bedrooms
- Two reception rooms
- Double garage
- Cul de sac location
- Ample off road parking
- Within easy access of town and local amenities
- In need of modernising throughout
- Lots of potential

PUBLIC NOTICE – The vendor has been in receipt of an offer of £277,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

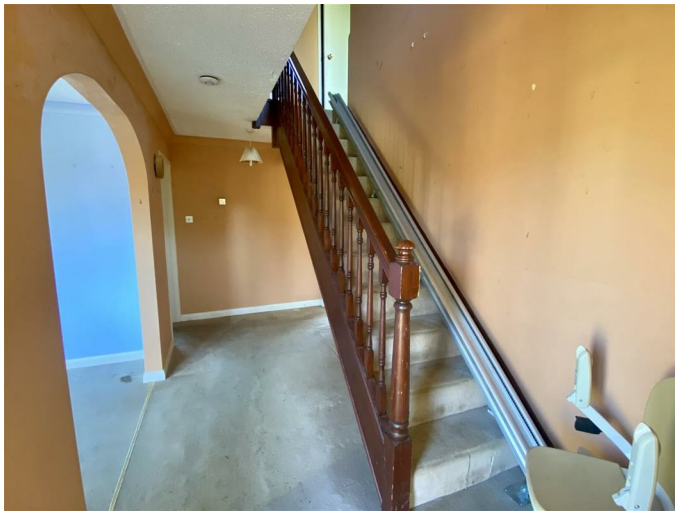
Offered with No Onward Chain

This four-bedroom family home is bursting with potential—perfect for buyers with vision looking for a rewarding project. Situated in a highly sought-after area, the property enjoys a generous plot and benefits from a double garage.

Just a short distance from well regarded local schools, this home offers an ideal location for families. Inside, you'll find four well sized bedrooms and ample living space that, with some modernisation, could become a truly stunning family residence.

A fantastic opportunity to create your dream home in a desirable location.

Entrance Hall



Wooden door to side. Carpeted. Radiator. Stairs to first floor.

Cloakroom

Port hole window to front. Toilet. Wash hand basin. Tiled splashback. Radiator. Carpeted.

Lounge 16'3" x 11'8" (4.97 x 3.56)



UPVC window to side. Patio doors to rear garden. Carpeted. Two radiators. Feature gas fireplace with wooden surround and marble effect hearth.

Dining Room 9'5" x 9'4" (2.89 x 2.86)



UPVC window to front. Radiator. Carpeted.

Kitchen 11'1" x 9'10" (3.40 x 3.01)



UPVC window to rear. Matching wall and base units. Stainless steel sink unit with drainer and mixer tap. Tiled splash backs. Gas hob. Space for eye level oven. Space for fridge/freezer. Space and plumbing for dishwasher. Vinyl flooring.

Utility Room 4'10" x 6'5" (1.48 x 1.98)



Door to rear. Space and plumbing for washing machine. Worcester boiler. Vinyl flooring.

Rear Porch

Door to side leading to garden. Windows to rear.

First Floor Landing

UPVC window to front. Airing cupboard. Carpeted.

Bedroom 1 11'8" x 12'9" (3.57 x 3.90)



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

En-suite



UPVC window to rear. Shower cubicle with shower unit. Toilet. Wash hand basin Radiator. Carpeted.

Bedroom 2 16'7" x 12'8" (5.08 x 3.87)



Two UPVC windows to front and one to side. Carpeted. Two radiators.

Bedroom 3 12'7" x 9'4" (3.86 x 2.86)



UPVC window to front. Carpeted. Radiator.

Bedroom 4 8'5" x 9'11" (2.59 x 3.03)



UPVC window to rear. Carpeted. Radiator.

Bathroom 7'3" x 6'5" (2.21 x 1.96)



UPVC window to rear. Panelled with with shower attachment over. Toilet. Wash hand basin. Partially tiled walls. Radiator. Carpeted.

Double Garage 16'5" x 17'3" (5.02 x 5.28)

Twin vehicular doors to front. Power and light connected.

Outside



Front: Gravel driveway leading to front door. Access to rear garden.

Rear: Enclosed by timber fencing. Mature trees and shrubs. Timber shed.

Property Postcode

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

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

Property construction: Brick built

Electricity supply: Mains

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

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 Garage

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.

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Energy Performance rating: C69

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

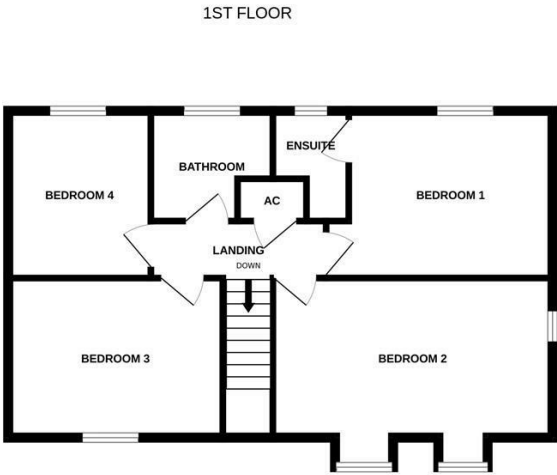
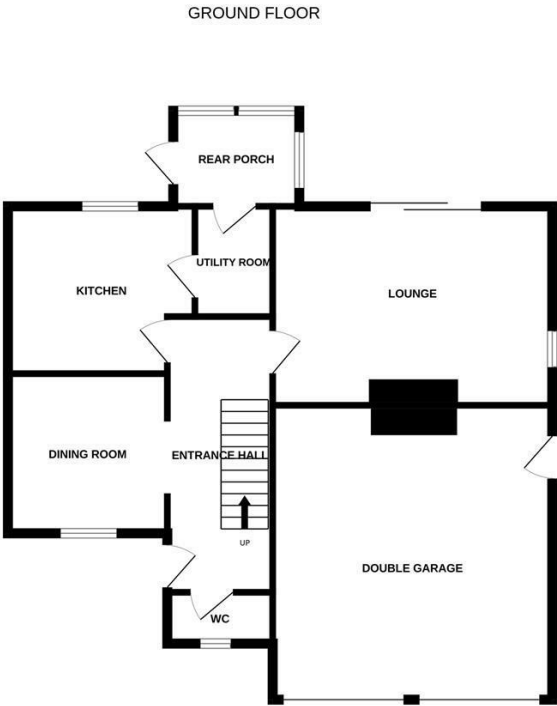
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

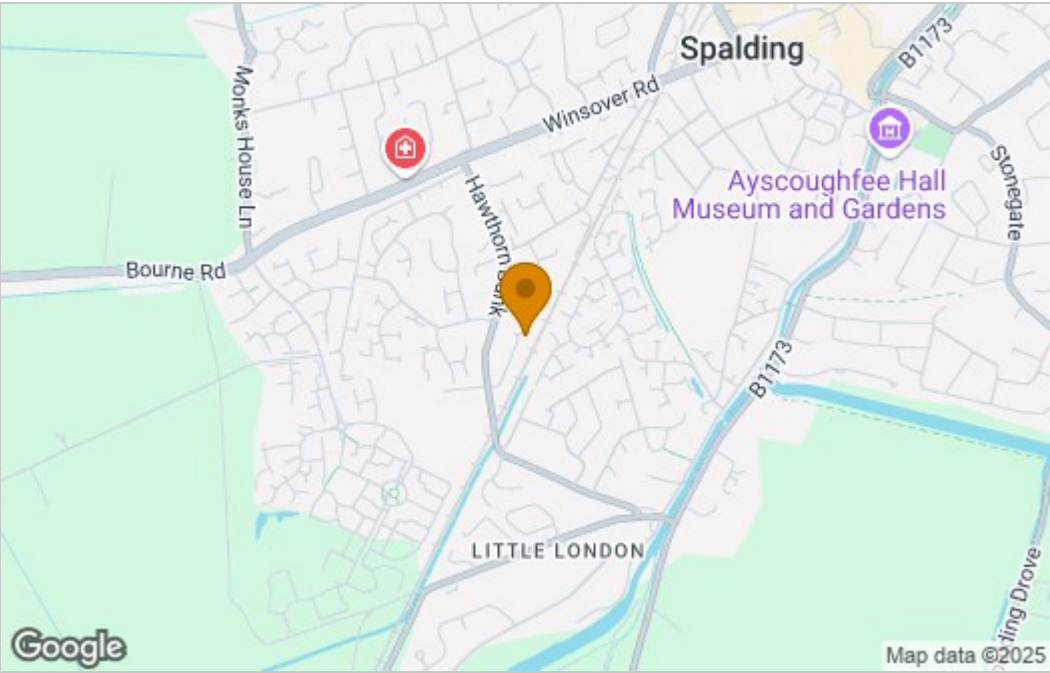
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Floor Plan

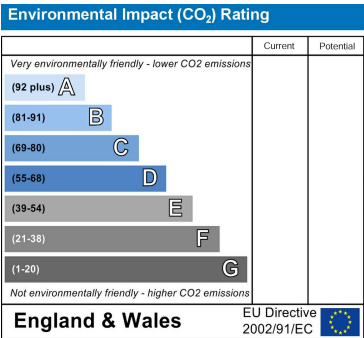
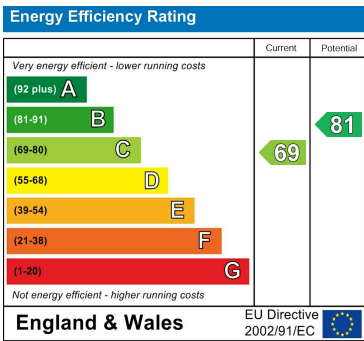


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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