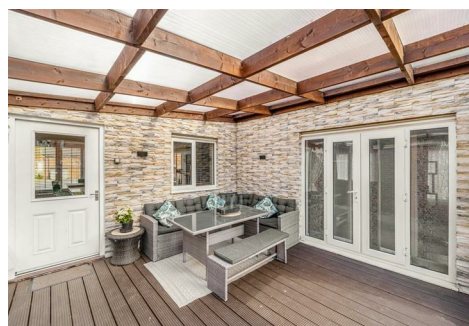




9 Roeburn Way, Spalding, PE11 3ZW

£265,000

- Modern and well-presented three bedroom detached home
- Stunning refitted kitchen with integrated appliances and central island
- Spacious lounge and convenient utility cloakroom to the ground floor
- Three good-sized bedrooms and contemporary family bathroom
- Main bedroom with walk-in wardrobe (formerly an ensuite – easily reinstated)
- Offered with no onward chain – ideal for a smooth move

Modern Three Bedroom Detached Home – No Onward Chain

Situated in a popular residential area of Spalding, this beautifully presented three bedroom detached home offers stylish modern living throughout. The standout feature is the stunning refitted kitchen, complete with integrated appliances and a central island – perfect for both everyday living and entertaining.

The ground floor also boasts a spacious lounge and a practical utility cloakroom. Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom. The main bedroom benefits from a converted ensuite, now offering a generous walk-in wardrobe, which could easily be reinstated as an ensuite if desired.

Offered to the market with no onward chain, this home is ideal for buyers looking for a hassle-free move. Early viewing is highly recommended.

Entrance Hall 13'7" x 5'1" (4.16m x 1.57m)



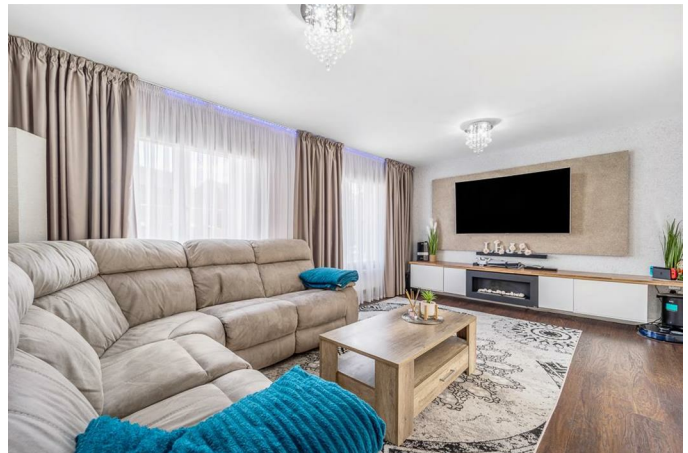
Composite glazed door to front. Skimmed ceiling. Laminate flooring. Radiator. Stairs to first floor landing. Understairs storage cupboard with security alarm panel. Doors to kitchen/breakfast room, lounge and utility.

Utility Room 6'9" x 6'7" (2.07m x 2.03m)



UPVC window to front. Skimmed ceiling. Stainless steel sink unit with drainer and chrome taps over. Base and eye level units with roll edge work surface with matching upstands. Space and plumbing for washing machine. Close coupled toilet with push button flush. Wall mounted electric consumer unit. Extractor fan. Laminate flooring. Radiator.

Lounge 16'4" x 11'8" (5.00m x 3.57m)



Two UPVC windows to side. Double glazed French doors with glazed side panels to side opening to garden. Radiator. Laminate flooring.



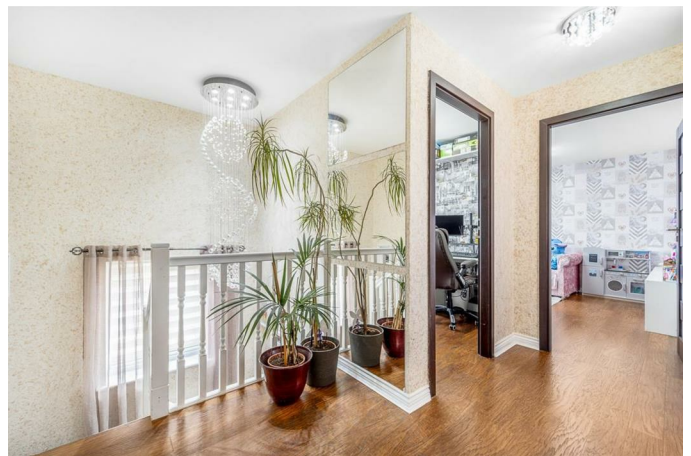
Kitchen/Breakfast Room 11'9" x 15'6"
(3.59m x 4.74m)



Two UPVC windows to front and one to rear. Composite door to garden. Skimmed ceiling. Recessed spot lighting. Contrasting range of base and eye level units with quartz work surfaces and matching upstands. Inset composite sink unit mixer tap over. Spot lights. Central island unit with built in 4 ring Bosch induction hob with floating extractor over. Integrated wine fridge. Built in eye level oven and grill. Integrated fridge/freezer. Built in dishwasher. Radiator. Laminate flooring.

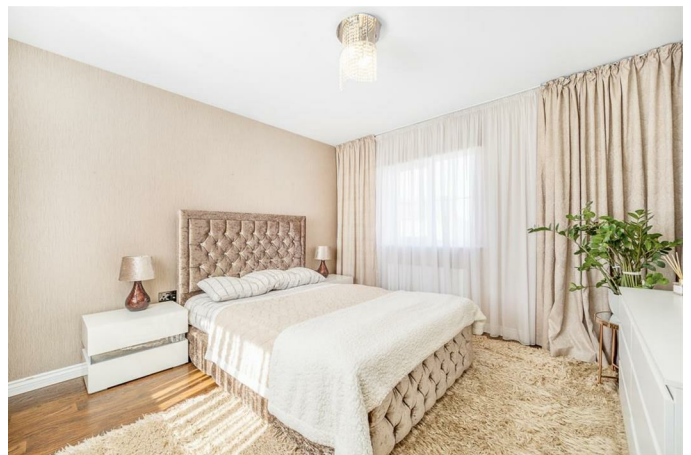


First Floor Landing



UPVC double glazed window. Skimmed ceiling. Laminate flooring. Radiator. Loft access. Built in airing cupboard. Doors to bedrooms and bathroom.

Bedroom 1 11'5" x 11'2" (3.49m x 3.41m)



UPVC window to front and rear. Skimmed ceiling. Radiator. Laminate flooring. Built in mount for TV. Door to dressing room.



Dressing Room 7'9" x 6'11" (2.37m x 2.11m)

Originally the en-suite. Comprising shower, toilet and basin. The room has been remodelled and repurposed as a walk in wardrobe with hanging rail. Please be advised services are still in place for an en-suite to be reinstated.

Skimmed ceiling. Recessed spot lights. Extractor fan. UPVC window. Shaver point. Laminate flooring. Radiator.

Bedroom 2 11'3" x 11'9" (3.43m x 3.60m)



UPVC window to side. Skimmed ceiling. Radiator. Laminate flooring.

Bedroom 3 7'6" x 7'4" (2.30m x 2.26m)



UPVC window to side. Skimmed ceiling. Radiator. Laminate flooring.

Bathroom 6'8" x 9'4" (2.05m x 2.87m)



UPVC window to front. Skimmed ceiling. Recessed spot lights. Panel bath with chrome taps, thermostatic bar shower over and shower screen. Close coupled toilet with push button flush. Pedestal wash hand basin. Partially tiled walls. Wall mounted heated towel rail. Extractor fan. Vinyl tiled floor.

Outside



Front: Block paved driveway to the front. Gated access to the rear garden.

Rear: Enclosed by timber fencing. Landscaped with entertaining in mind. Lawn area and planted borders. Timber deck with timber pergola structure and recessed spot lighting. Wall lighting. Timber storage shed.



Garage 17'3" x 8'9" (5.27m x 2.67m)



Up and over vehicular door. Power and light connected.

Property Postcode

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

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: paid to RMG living £52.49.

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 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 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: B83

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

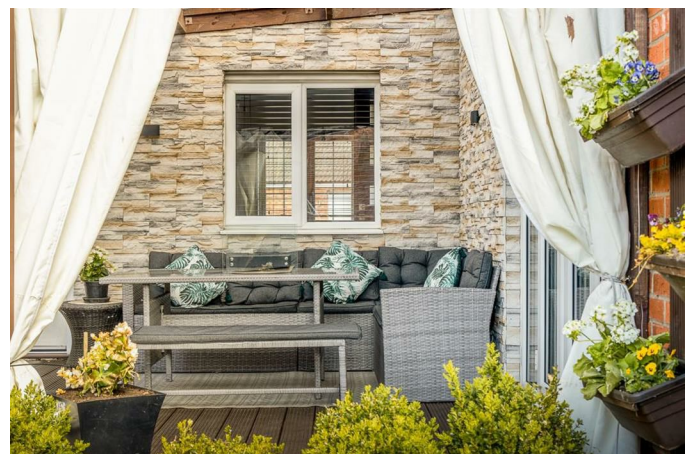
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

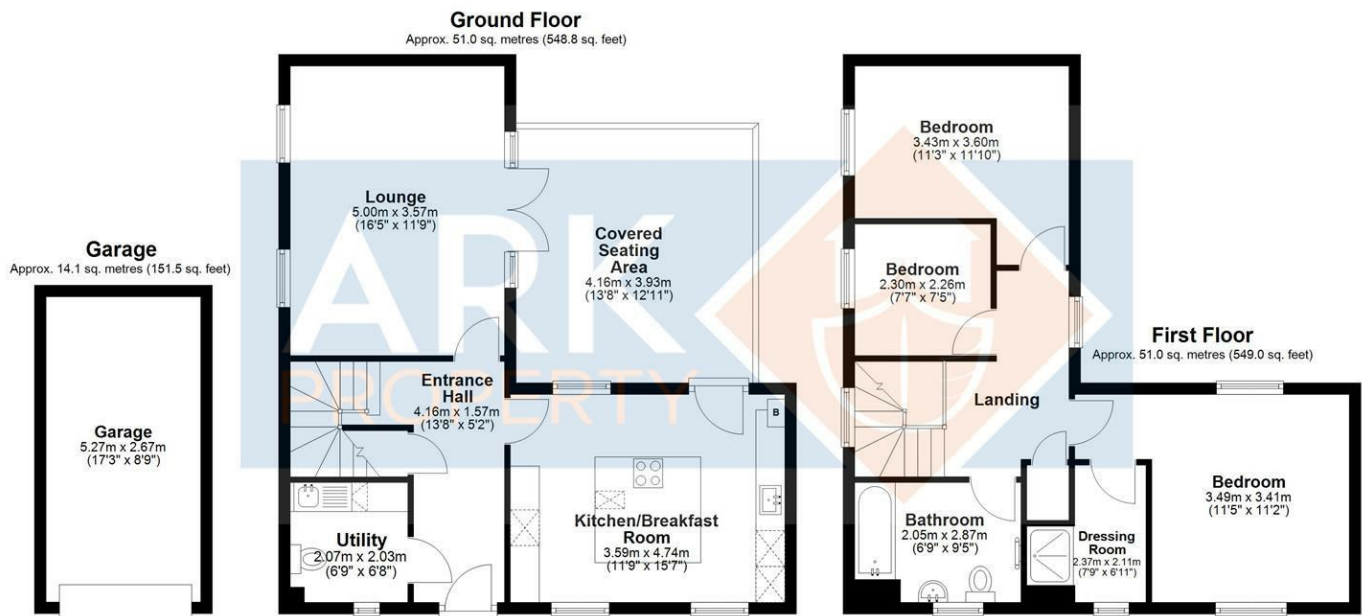
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warranty in respect of the property. These details are subject to change.



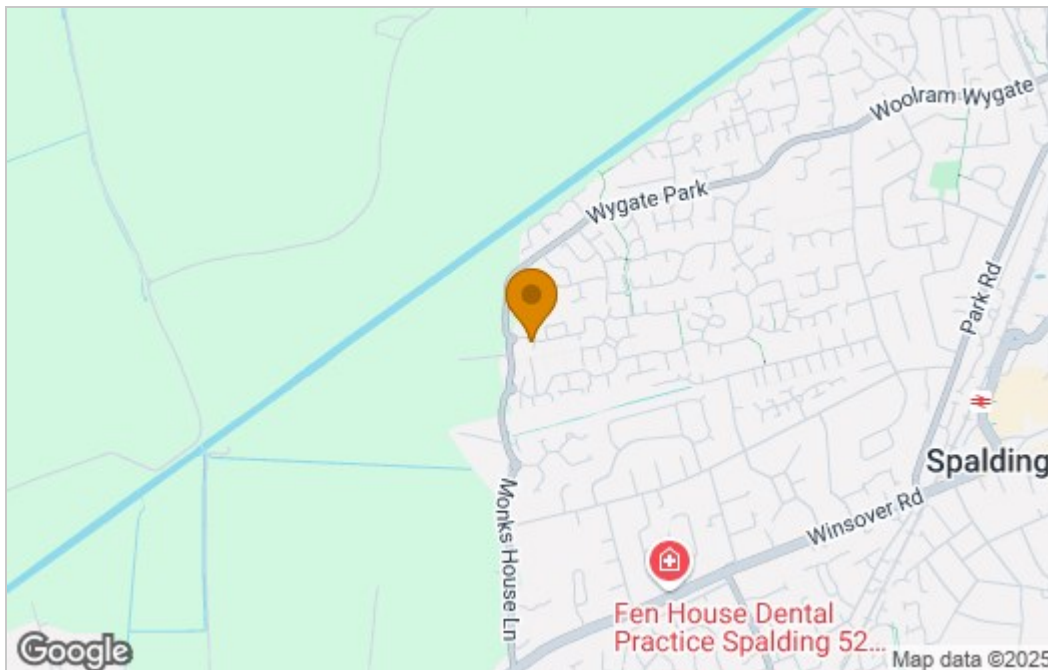


Floor Plan

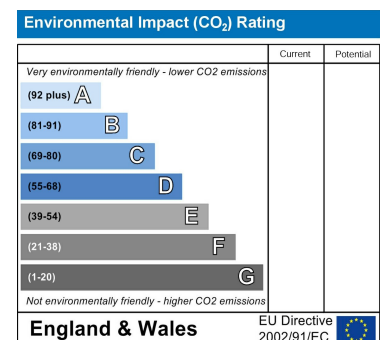
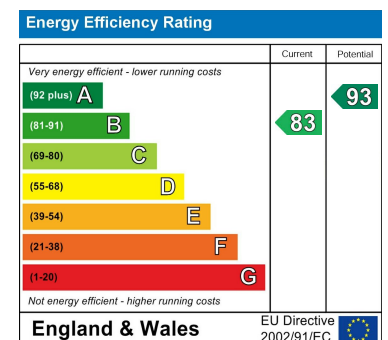


Total area: approx. 116.1 sq. metres (1249.3 sq. feet)

Area Map



Energy Efficiency Graph



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