



24 Horseshoe Road, Spalding, PE11 3FD

£285,000

- Four bedroom detached
- Popular cul de sac location
- Within easy access of local amenities
- Well presented throughout
- Neutral decor
- Nice flowing layout
- Landscaped rear garden
- Priced to sell!

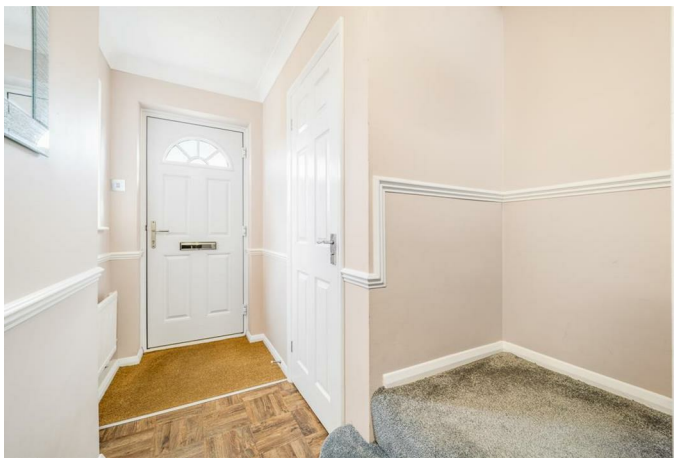
Tucked away in a quiet cul-de-sac, this well-presented four-bedroom family home offers a thoughtfully designed layout ideal for modern living. Light and neutral décor flows throughout, creating a welcoming and versatile space for any style.

The home features four generously sized bedrooms, providing ample space for growing families or those who enjoy having extra room to work or relax.

Step outside to the beautifully landscaped rear garden – a perfect haven for summer evening entertaining and weekend gatherings.

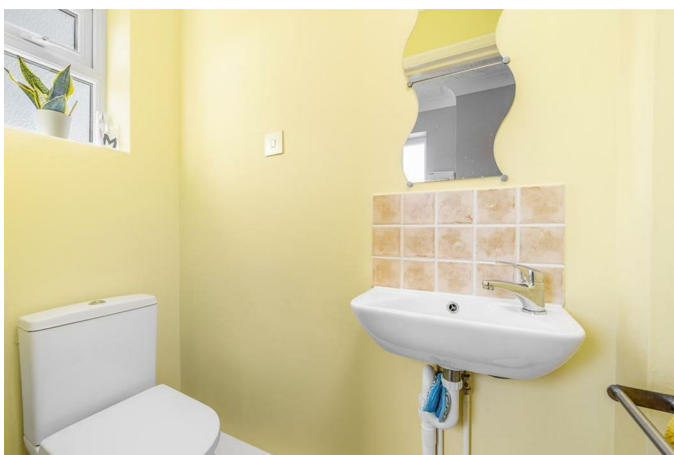
A fantastic opportunity to secure a comfortable family home in a peaceful and sought-after setting.

Entrance Hall 13'9" x 6'1" (4.21m x 1.87m)



UPVC door to front. Radiator. Wood effect flooring. Stairs to first floor.

Cloakroom



UPVC window to front. Toilet. Wash hand basin. Tiled splash back. Wood effect flooring.

Lounge 12'4" x 12'4" (3.76m x 3.77m)



UPVC window to front. Radiator. Wood effect flooring.

Kitchen/Dining Room 7'10" x 24'7" (2.41m x 7.50m)



UPVC window and patio door to rear. Matching wall and base units with work surfaces over. Integrated microwave. Built in eye level oven. Integrated dishwasher. Integrated fridge/freezer. Five ring induction hob with extractor over. Sink unit with drainer and mixer tap. Wood effect flooring. Vertical radiator.

Utility Room 7'2" x 4'1" (2.20m x 1.27m)

UPVC door to side. Base units with work surfaces over. Space and plumbing for washing machine. Tiled flooring.

First Floor Landing 10'9" x 6'6" (3.28m x 2.00m)

Carpeted.

Bedroom 1 14'10" x 10'0" (4.54m x 3.06m)



UPVC window to front. Radiator. Carpeted.

En-suite 5'5" x 6'4" (1.67m x 1.95m)



UPVC window to rear. Bath with shower over. Pedestal wash hand basin. Toilet. Fully tiled walls. Heated towel rail. Vinyl flooring. Extractor fan.

Bedroom 2 11'10" x 9'10" (3.63m x 3.02m)



UPVC window to front. Radiator. Carpeted.

Bedroom 3 8'7" x 12'2" (2.62m x 3.71m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 4 8'4" x 9'1" (2.55m x 2.79m)

UPVC window to front. Radiator. Carpeted.

Bathroom 5'7" x 7'7" (1.71m x 2.32m)



UPVC window to rear. Panelled bath with electric shower over. Pedestal wash hand basin. Toilet. Fully tiled walls. Heated towel rail. Vinyl flooring. Extractor fan. Shaver point. Built in airing cupboard.

Outside



Front: Driveway leading to single garage. Gravel area.

Rear: Enclosed by timber fencing. Large patio area with gravel borders. Lawn area. Outside lighting.

Garage

Up and over vehicular door to front. Power and light connected. Pedestrian door to side.

Property Postcode

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

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: 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 but None over Data.
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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: No
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: C71

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

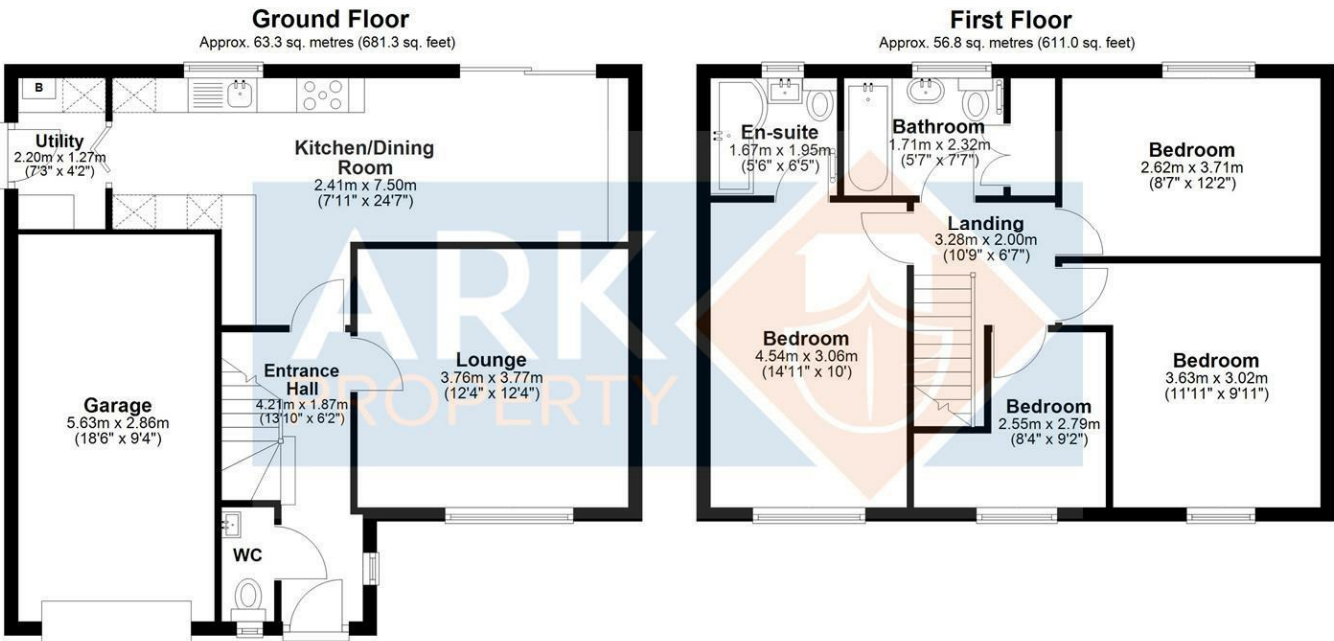
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

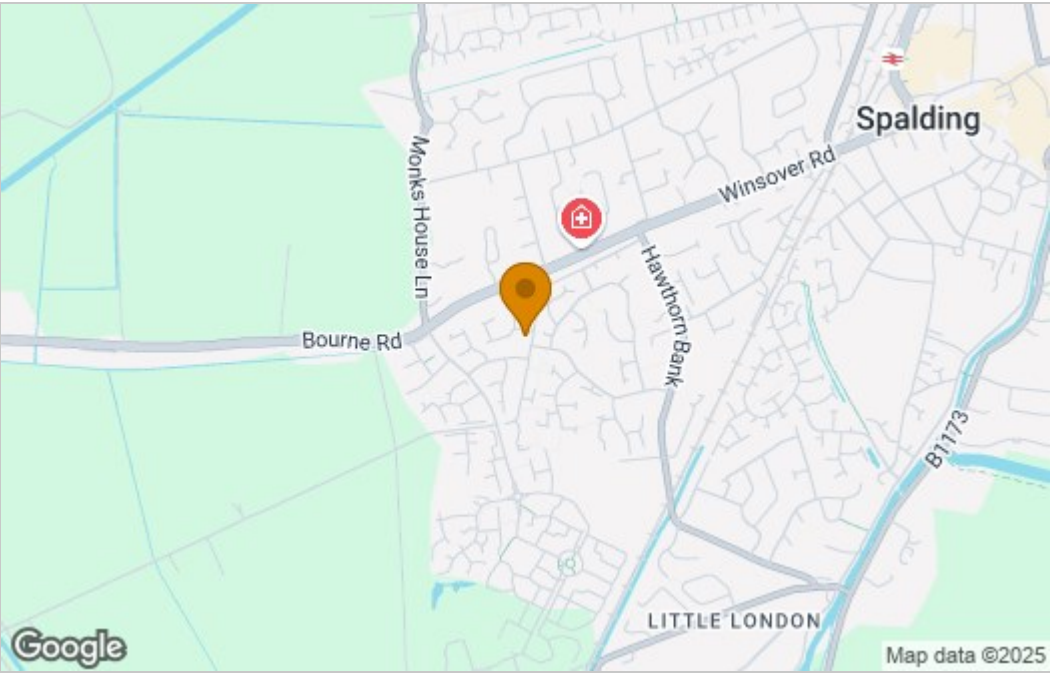
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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

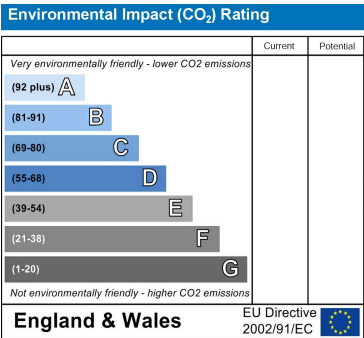
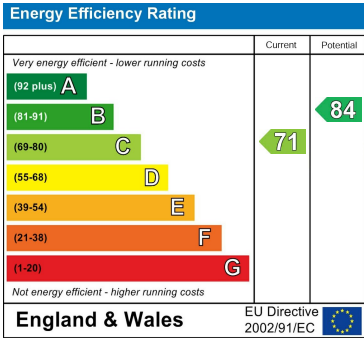


Total area: approx. 120.1 sq. metres (1292.4 sq. feet)

Area Map



Energy Efficiency Graph



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