



34 Circus Approach, Spalding, PE11 1WN

£245,000

- Immaculately presented three-storey townhouse in showhome condition
- Located on the highly desirable Broadgate Homes development in Spalding
- Spacious and versatile accommodation set over three floors
- Generous, well-maintained rear garden – ideal for entertaining
- Single garage and off-road parking for added convenience
- Modern, stylish interiors – ready to move straight into

Immaculate Three-Storey Townhouse on the Popular Broadgate Homes Development

Offered in true showhome condition, this beautifully presented modern townhouse is set over three spacious floors and located on the sought-after Broadgate Homes development in Spalding. Boasting stylish interiors and a generous rear garden, this stunning home also benefits from a single garage and off-road parking. Perfect for families or professionals, the property combines contemporary living with comfort and convenience — ready to move straight in!

Entrance Hall 4'6" x 10'0" (1.38m x 3.06m)



Composite glazed entrance door to front. Coving to skimmed ceiling. Laminate flooring with mat well. Radiator. Stairs to first floor landing.

Dining Room 11'3" x 9'2" (3.45m x 2.80m)



PVC double glazed window to front. Coving to skimmed ceiling. Radiator. Carpeted.



Kitchen Breakfast Room 12'7" x 16'2" (max) (3.85m x 4.93m (max))



PVC double glazed window and French doors to rear. Coving to skimmed ceiling with recessed spot lights. Laminate flooring. Radiator. Built in double door pantry cupboard with wall mounted gas central heating boiler. Fitted range of matching base and eye level units with work top space, matching upstand and tiled splash backs. Breakfast peninsula. Integrated fridge/freezer. Integrated dishwasher. Four ring Neff gas hob with stainless steel extractor fan over and electric oven and grill under. Composite sink and drainer with chrome mixer tap over.



Utility WC 7'10" x 4'5" (2.40m x 1.37m)



PVC double glazed window to side. Coving to ceiling. Extractor fan. Radiator. Vinyl flooring. Fitted eye level unit and worktop space with space and plumbing under for washing machine and tumble dryer. Close coupled toilet with push button flush. Wall mounted wash hand basin with chrome mixer tap over.

First Floor Landing 6'8" x 15'6" (2.04m x 4.74m)



PVC double glazed window to rear. Coving to skimmed ceiling. Radiator. Carpeted.

Bedroom One 9'4" x 11'0" (2.85m x 3.36m)



PVC double glazed window to rear. Coving to skimmed ceiling. Radiator. Carpeted.



Ensuite 4'0" x 9'2" (1.23m x 2.81m)

PVC double glazed window to side. Coving to skimmed ceiling. Extractor fan. Vinyl flooring. Shaver point. Fitted shower pod with mains rainfall head and hand held attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over.

**Lounge 9'2" x 16'4" (2.81m x 4.99m)**

Two PVC double glazed windows to front. Coving to skimmed ceiling. Radiator. Carpeted.

**Second Floor Landing 6'10" x 12'4" (2.09m x 3.78m)**

PVC double glazed window to rear. Coving to skimmed ceiling. Loft access. Radiator. Built in airing cupboard. Carpeted.

Bedroom Two 12'8" x 16'4" (3.87m x 4.98m)



Two PVC double glazed windows to front. Coving to skimmed ceiling. Radiator. Carpeted.



Bedroom Three 9'3" x 8'1" (2.82m x 2.47m)

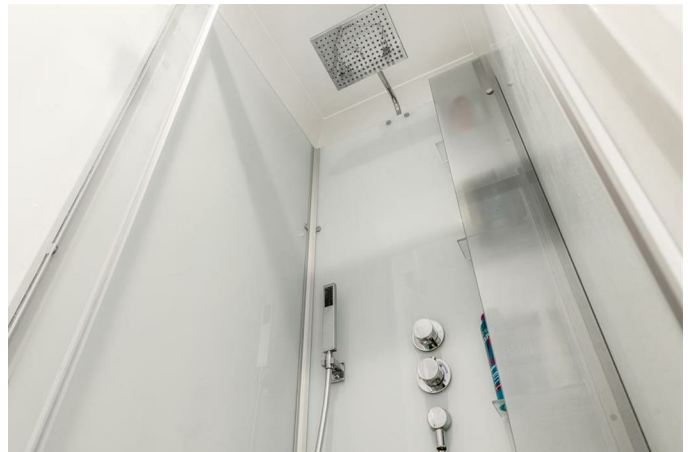


PVC double glazed window to rear. Coving to skimmed ceiling. Radiator. Carpeted.

Bathroom 9'3" x 7'0" (2.84m x 2.15m)



PVC double glazed window to side. Coving to skimmed ceiling. Recessed spot lights. Shaver point. Extractor fan. Vinyl flooring. Wall mounted heated towel rail. Shower pod with mains rainfall head and hand held attachment. Panelled bath with chrome mixer tap over. Close couple toilet with push button flush. Ceramic wash hand basin with mixer tap set in vanity unit with built in storage.



Outside



Front: There is a low maintenance frontage with gated access leading to the rear garden.
Rear: Enclosed by timber fencing and brick wall. Laid to lawn with patio seating area. Outside lighting. Cold water tap. Rear gate provides access to the Garage.



Garage



Up and over vehicular door.





Property Postcode

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

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: £120 Annually paid to Broadgate Homes

Property construction: Brick

Electricity supply: Mains

Solar Panels: Yes, owned by the property

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Mains gas central heating

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: None

Restrictions: None

Public right of way: None

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: None

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.

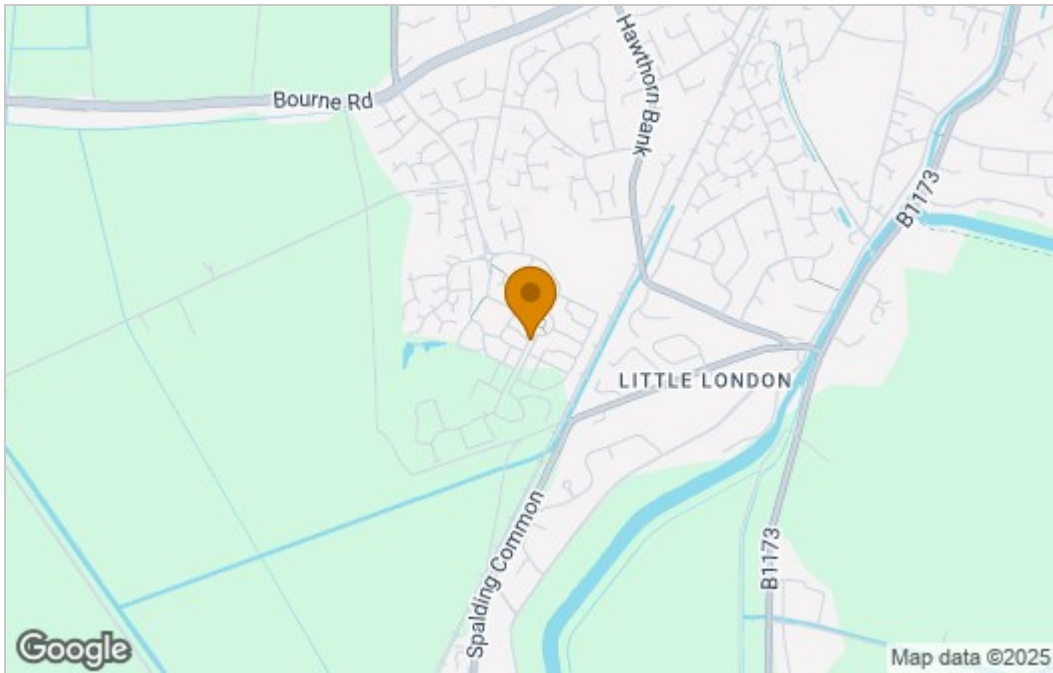
Disclaimer

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



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Energy Efficiency Graph

