

## 33 Avebury Gardens, Spalding, PE11 2EN

**£320,000**

- Well presented throughout
- Located just off Halmer Gate
- Stunning rear garden
- Upstairs bathroom and downstairs shower room
- Nice flowing layout
- Cul de sac setting
- Extended to the rear
- Being sold with no chain



**A Stunning Family Home in a Prime Location – No Chain!**

Nestled just off Halmer Gate, this beautifully presented and spacious family home is a must-see! With no chain, you can move in without delay. Thoughtfully extended to the rear, the open-plan living space creates a bright and airy atmosphere, perfect for modern family life. Every corner of this home has been finished to the highest standard, offering a stylish yet comfortable environment.

Externally, the property boasts ample off-road parking to the front, with a partially converted garage offering flexible, versatile space to suit your needs – whether it's a home office, gym, or extra storage.

This is the perfect forever home, ready to welcome you and your family. Don't miss out—book your viewing today!

**Entrance Porch 2'11" x 6'9" (0.90m x 2.06m)**

UPVC door to front and glazed side panel.

**Entrance Hall 12'2" x 7'7" (3.73m x 2.33m)**



UPVC window to side. Laminate wood flooring. Radiator. Stairs to first floor.

**Shower Room 5'6" x 3'10" (1.69m x 1.19m)**



UPVC window to side. Shower cubicle with shower attachment. Wash hand basin. Toilet. Partially tiled walls. Tiled flooring. Wall mounted heated towel rail.

**Lounge/Dining Room 14'2" (into bay) x 16'7" and 10'10" x 9'10" (4.33m (into bay) x 5.07m and 3.31m x 3.01m)**



UPVC window to front. Laminate wood flooring. Radiator. Feature fireplace.



**Sun Room 8'0" x 10'6" (2.44m x 3.22m)**



UPVC window to rear and side. Sliding door to rear. Radiator. Laminate wood flooring.

**Kitchen 9'4" x 14'4" (2.87m x 4.39m)**



UPVC window to rear and door to side. Matching base and eye level units with work surface over. Tiled flooring. Radiator. Built in eye level oven. Electric hob and extractor hood over. Space and plumbing for dishwasher. Sink and drainer with mixer tap over. Space for American style fridge/freezer.

**First Floor Landing 12'1" x 5'11" (3.69m x 1.82m)**



Built in storage cupboard. Carpeted.

**Bedroom 1 10'4" x 10'2" (3.17m x 3.11m)**



UPVC window to front. Radiator. Carpeted. Air conditioning unit.

**Bedroom 2 12'7" (into cupboard) x 9'6" (3.84m (into cupboard) x 2.91m)**



UPVC window to rear. Radiator. Carpeted.



### Bedroom 3 9'10" x 7'11" (3.02m x 2.43m)



UPVC window to front. Radiator. Carpeted. Built in storage cupboard.

### Bedroom 4 7'8" x 7'10" (2.35m x 2.40m)



UPVC window to rear. Radiator. Carpeted.

### Bathroom 7'7" x 6'6" (2.33m x 2.00m)



UPVC window to rear. Bath with shower attachment and glass shower screen. Twin wash hand basins set in vanity unit. Toilet. Partially tiled walls. Tiled flooring. Wall mounted heated towel rail. Extractor fan.

### Outside



Front: Driveway providing off road parking. Lawn area. Gated access to rear garden  
Rear: Enclosed by timber fencing. Lawn area. Patio area.

### Outbuilding 22'0" x 8'7" (6.71m x 2.63m)



UPVC door and windows to side and rear. Power and light connected. Space and plumbing for washing machine.

### Property Postcode

For location purposes the postcode of this property is: PE11 2EN

### 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: 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 but None over 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: D67

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### **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**

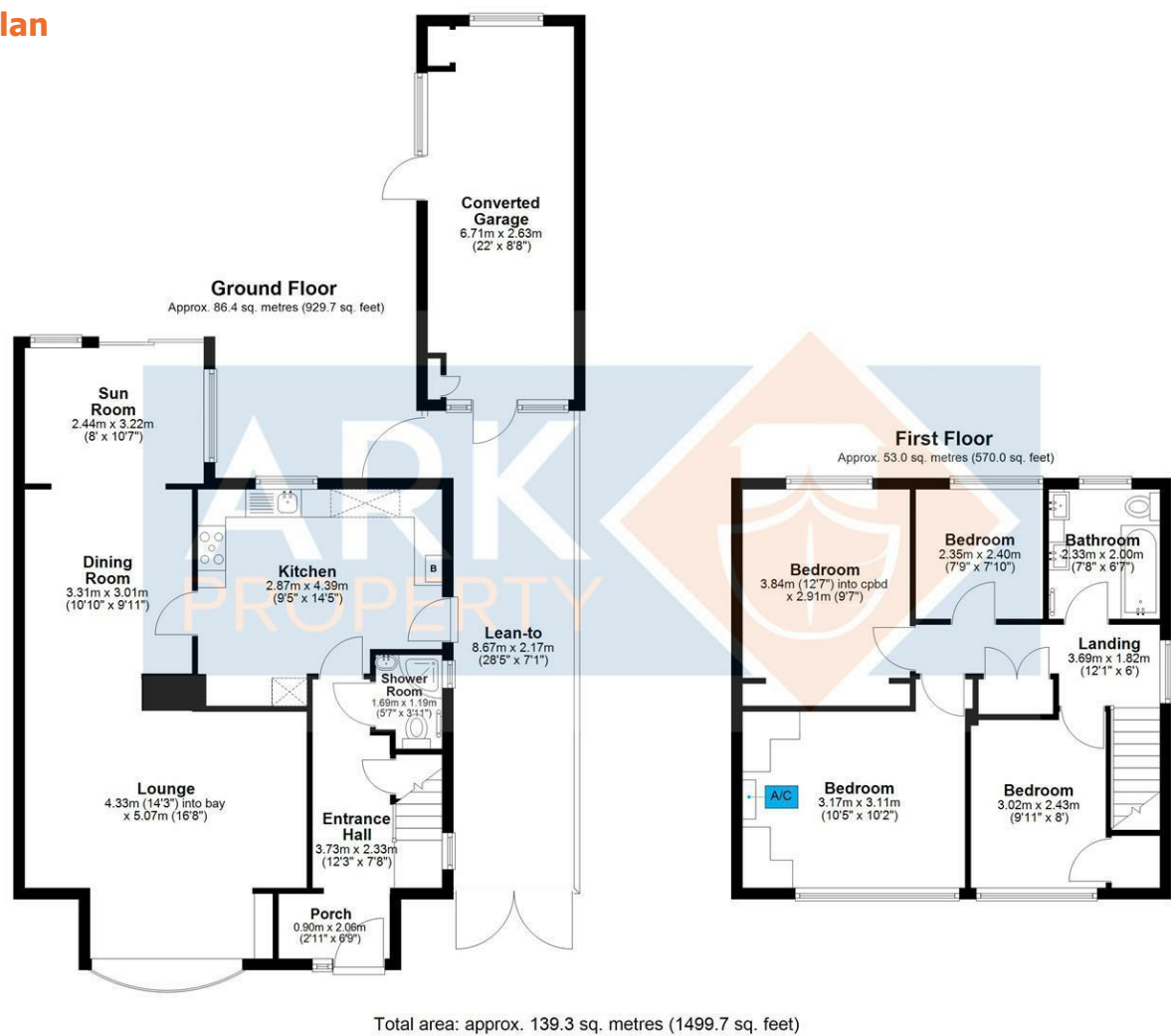
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

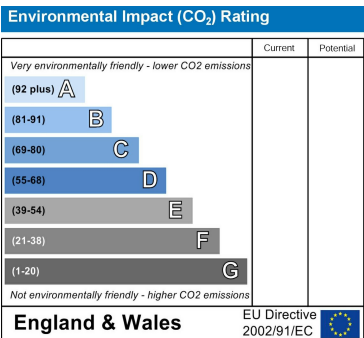
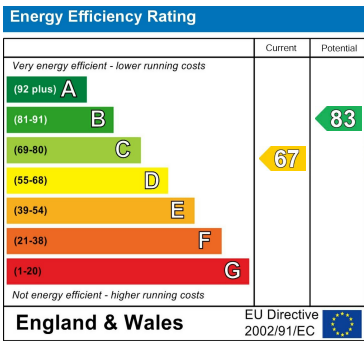
Floor Plan



Area Map



Energy Efficiency Graph



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