



1 Circus Approach, Spalding, PE11 1WN

Offers Over £245,000

- Three storey town house built by local builder, Broadgate Homes
- Popular residential location
- Ensuite
- Kitchen Diner and bootroom plus utility
- Four piece family bathroom
- Enclosed Rear Garden
- Double Garage and Off Road Parking

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 double 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

Composite glazed entrance door with glazed top light to front. Coving to skimmed ceiling. Wall mounted electric consumer unit. Radiator. Stairs to first floor landing.

Boot Room/Study 9'0" x 6'4" (2.76m x 1.94m)



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

Utility/WC 9'0" x 6'4" (2.76m x 1.94m)



Coving to skimmed ceiling. Recessed spot lights. Extractor fan. Vinyl flooring. Chrome wall mounted heated towel rail. Fitted worktop space with space and plumbing for washing machine and tumble dryer. Fitted concealed cistern toilet and wash hand basin set in vanity unit with built in storage.

Kitchen/Breakfast Room 15'6" x 12'9" (4.74m x 3.89m)



PVC double glazed window and French doors to rear. Window to side. Coving to skimmed ceiling with recessed spot lights. Radiator. Built in double door pantry cupboard with worktop space, fitted shelving and wall mounted gas central heating boiler. Fitted range of matching base and eye level units with roll edge work surface and matching upstand. Fitted bench seat with complementary table. Integrated fridge/freezer. Integrated dishwasher. Four ring gas hob with stainless steel extractor fan over and electric oven and grill under. Composite sink and drainer with chrome mixer tap over. LVT herringbone style flooring.



First Floor Landing 15'6" x 6'7" (4.74m x 2.02m)



PVC double glazed window to rear. Coving to skimmed ceiling. Radiator. Carpeted. Doors to lounge and bedroom.

Lounge 9'0" x 16'0" (2.76m x 4.89m)



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

Bedroom 1 11'1" x 9'3" (3.40m x 2.82m)



PVC double glazed window to rear. Coving to skimmed ceiling. Radiator. Carpeted. Door to en-suite.

En-suite 4'0" x 9'2" (1.24m x 2.80m)



PVC double glazed window to side. Coving to skimmed ceiling. Recessed spot lights. Extractor fan. 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.

Second Floor Landing 12'5" x 6'7" (3.79m x 2.03m)

PVC double glazed window to rear. Coving to skimmed ceiling. Loft access. Radiator. Built in airing cupboard with slatted shelving and hot water cylinder. Carpeted. Doors to bedrooms and bathroom.

Bedroom 2 12'2" x 16'1" (3.73m x 4.92m)

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

Bedroom 3 8'2" x 9'3" (2.49m x 2.82m)

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

Bathroom 6'11" x 9'3" (2.13m x 2.82m)

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 coupled toilet with push button flush. Pedestal wash hand basin.



Outside



Front: There is a low maintenance lawn with footpath leading to the front door and storm porch enclosed by iron railing.

Rear: Enclosed by timber fencing. Laid to lawn with patio seating area. Raised beds. Outside lighting. Cold water tap. Rear gate giving access to the driveway and garage.



Double Garage 17'0" x 17'3" (5.20m x 5.27m)

Twin up and over vehicular doors. Power and light connected.

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: Eon

Solar Panels: Yes, 2 panels 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. FTTP Fibre.

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. FTTP Fibre.

Parking: Driveway and Double 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: B85

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.

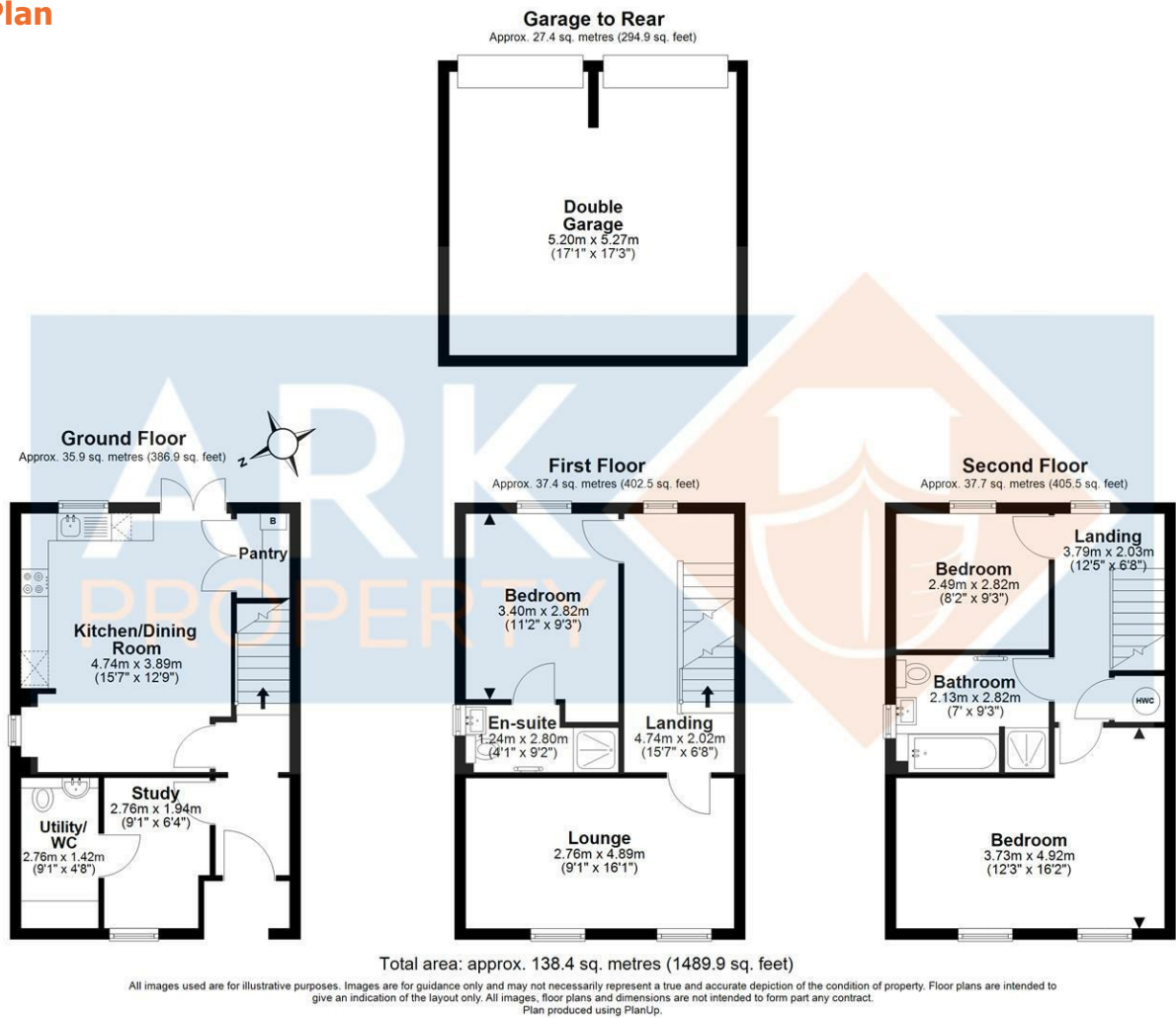
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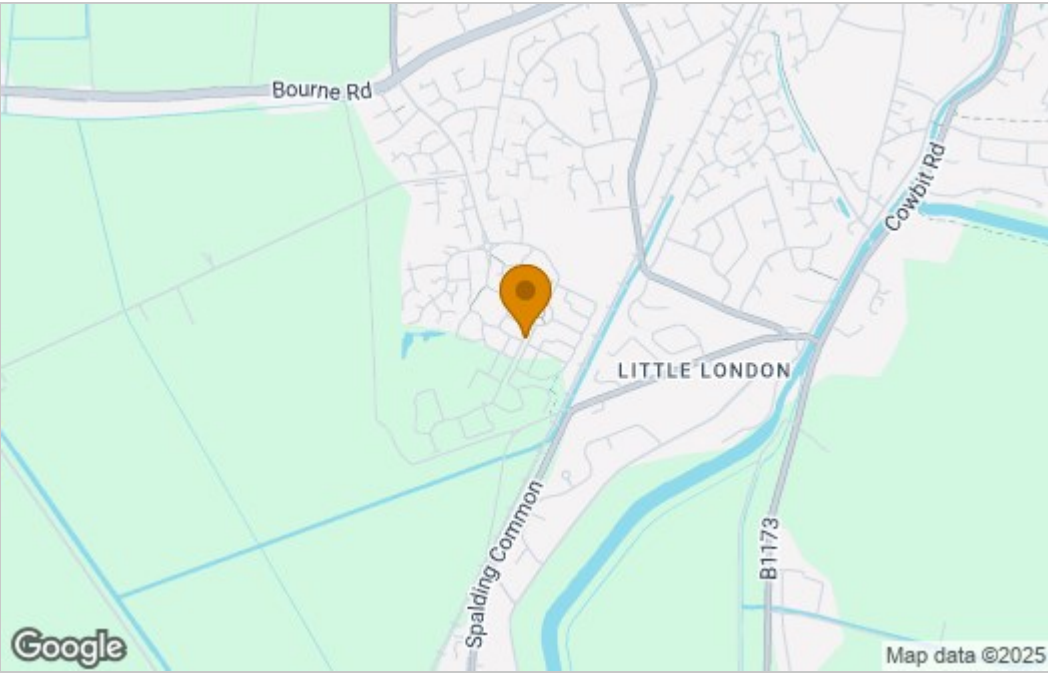




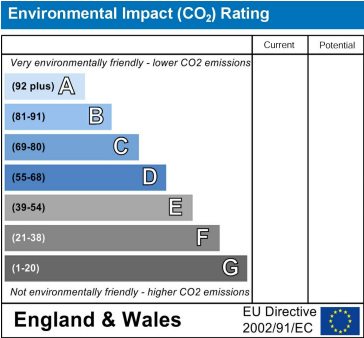
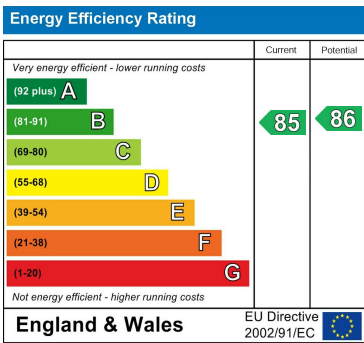
Floor Plan



Area Map



Energy Efficiency Graph



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