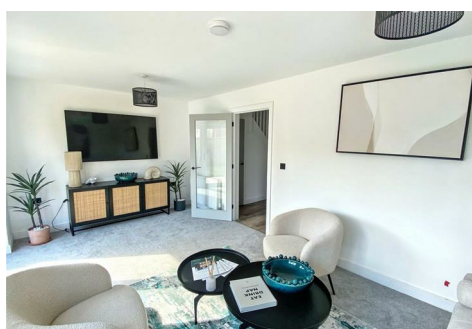




Plot 1 Lime Walk, Spalding, PE12 9HG

£1,200 Per Calendar Month

Ark Property Centre proudly presents this stunning new three-bedroom semi-detached home in the sought-after town of Long Sutton. Ideal for families or professionals, it offers stylish, low-maintenance living in a prime location. Inside, you'll find a bright, modern interior with a high-spec kitchen/diner featuring integrated appliances. The spacious lounge at the rear opens to the garden via patio doors, creating a light-filled, indoor-outdoor space. Upstairs are three well-sized bedrooms, including a master with en-suite, plus a sleek family bathroom. Outside, enjoy a good-sized garden with patio area and two off-road parking spaces. Council Tax Band to be confirmed, £1384.61 deposit, available October 2025.

Entrance Hall 17'9" x 4'5" (5.43m x 1.35m)

Lounge 18'4" x 10'0" (5.59m x 3.07m)



UPVC window to rear aspect, patio door leading onto the garden.

Kitchen 9'6" x 17'10" (2.90m x 5.44m)



UPVC window to front aspect.

Cloakroom 3'8" x 6'8" (1.14m x 2.04m)

First Floor Landing 10'10" x 8'3" (3.31m x 2.52m)

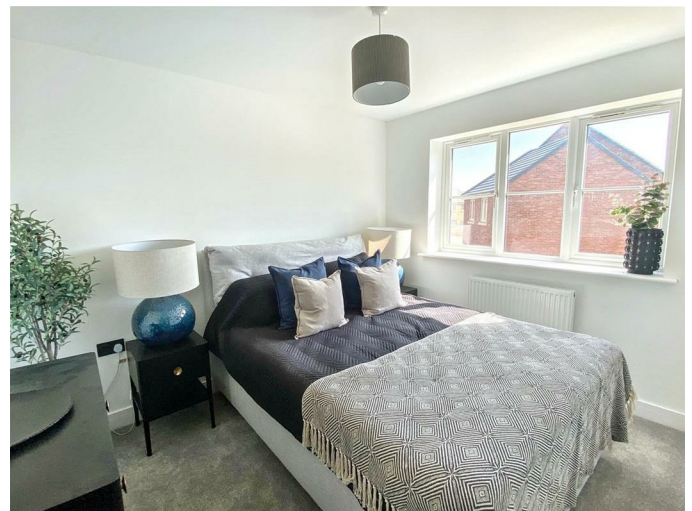
Bedroom 1 12'9" x 9'9" (3.89m x 2.99m)



UPVC window to front aspect.

En-suite 7'6" x 4'0" (2.29m x 1.23m)

Bedroom 2 10'11" x 8'8" (3.33m x 2.65m)



UPVC window to rear aspect.

Bedroom 3 7'3" x 9'4" (2.23m x 2.87m)



UPVC window to rear aspect.

Bathroom 8'3" x 6'8" (2.52m x 2.04m)



UPVC window to front aspect.

Outside

Laid to lawn with patio area.

Property Postcode

For location purposes the postcode of this property is: PE12 9HG

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Council tax band: TBC

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 Limited over Voice and Data. Three is None 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

Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Energy Performance rating: TBC

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.

Ark Property Centre

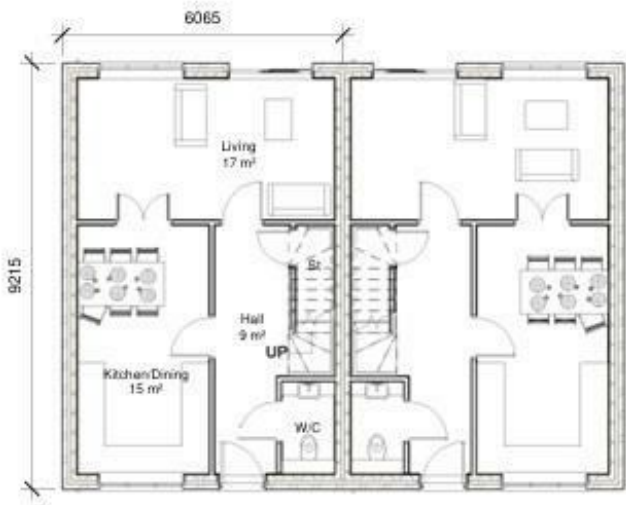
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

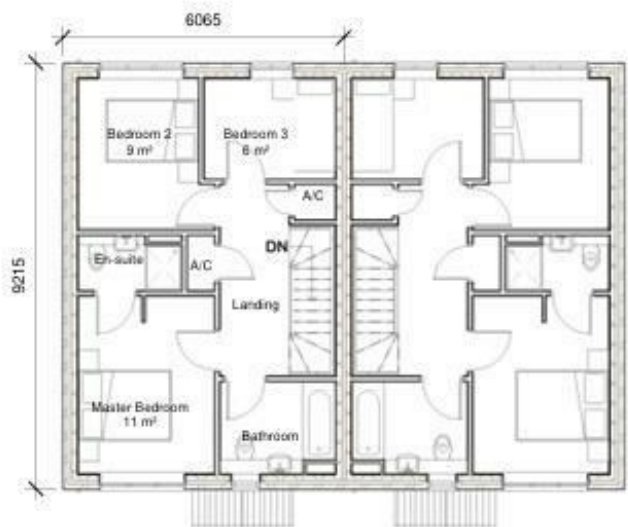
Disclaimer

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan



05 Ground Floor Plan
1 : 100

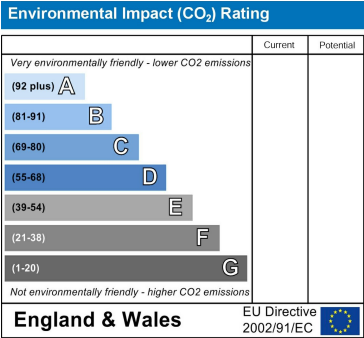
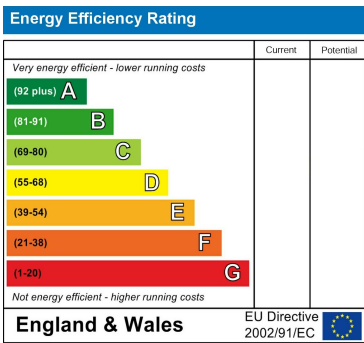


06 First Floor Plan
1 : 100

Area Map



Energy Efficiency Graph



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