



## 32 Saxon Close, Spalding, PE12 6AX

**£275,000**

- Four good size bedrooms
- Popular location of Spalding
- River views to rear
- Ample off road parking and garage to front
- Well presented throughout
- Great flowing layout
- Low maintenance rear garden
- Within walking distance from both Grammar schools
- Must view to be appreciated



Set in a popular area of Spalding, this attractive property offers plenty of space both inside and out. On arrival, you're welcomed by ample parking leading to the garage, giving the home a great first impression.

Inside, the layout is both practical and inviting, with generously sized rooms and a stylish modern kitchen at its heart. Upstairs, there are four well-proportioned bedrooms along with a sleek, modern bathroom suite.

To the rear, the garden provides the perfect outdoor space, complete with views over the river – a peaceful backdrop to enjoy year-round.

A fantastic family home in a sought-after location – book your viewing today.

### Entrance Hall



UPVC entrance door. Stairs leading up to the first floor landing.

### Cloakroom 5'9" x 5'10" (1.77m x 1.78m)



PVC double glazed window to side. Radiator. Wash hand basin with a mixer tap over set in vanity unit. Toilet with a push button flush.

### Lounge 15'6" x 17'0" (4.74m x 5.20m)



UPVC double glazed bay window to the front. Radiator.

### Dining Room 11'0" x 12'7" (3.36m x 3.84m)



UPVC double glazed patio doors opening out to the rear garden. Radiator.

### Kitchen 11'1" x 10'5" (3.39m x 3.18m)



UPVC double glazed window to the rear. Matching base and eye level units with a work surface over. Sink and drainer with a mixer tap over. Tiled splash backs. Cooker unit with extractor hood over. Space for fridge/freezer. Space and plumbing for washing machine. Space and plumbing for dishwasher. Tiled splash backs.

### First Floor Landing



Airing cupboard. Loft access.

### Bedroom 1 11'2" x 12'7" (3.41m x 3.85m)



UPVC double glazed window to rear. Radiator.

### Bedroom 2 10'6" x 12'7" (3.21m x 3.84m)



UPVC double glazed window to front. Radiator.

### Bedroom 3 7'6" x 10'6" (2.30m x 3.21m)



UPVC double glazed window to front. Radiator.

### Bedroom 4 8'1" x 10'5" (2.47m x 3.20m)



UPVC double glazed window to rear. Radiator.

### Bathroom 5'10" x 7'3" (1.78m x 2.22m)



UPVC double glazed window to rear. 'P' shaped bath with a mixer tap and mixer shower over. Wash



hand basin with a mixer tap over. Toilet with a push button flush. Part tiled walls. Wall mounted heated towel rail.

### Outside



The front of the property has block paved driveway leading to the garage and the side entrance door. The front garden has a lawn area with gravel borders.

The rear garden is enclosed by timber fencing. Lawn area with a range of shrub and tree borders. Gravelled seating area. Pergola area 3.00m x 7.20m

### Garage 17'4" x 8'6" (5.29m x 2.60m)

Metal up and over door. Power and lighting connected.

### Property Postcode

For location purposes the postcode of this property is: PE12 6AX

### 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: Octopus Energy

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 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: 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: C74

### 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.

### Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

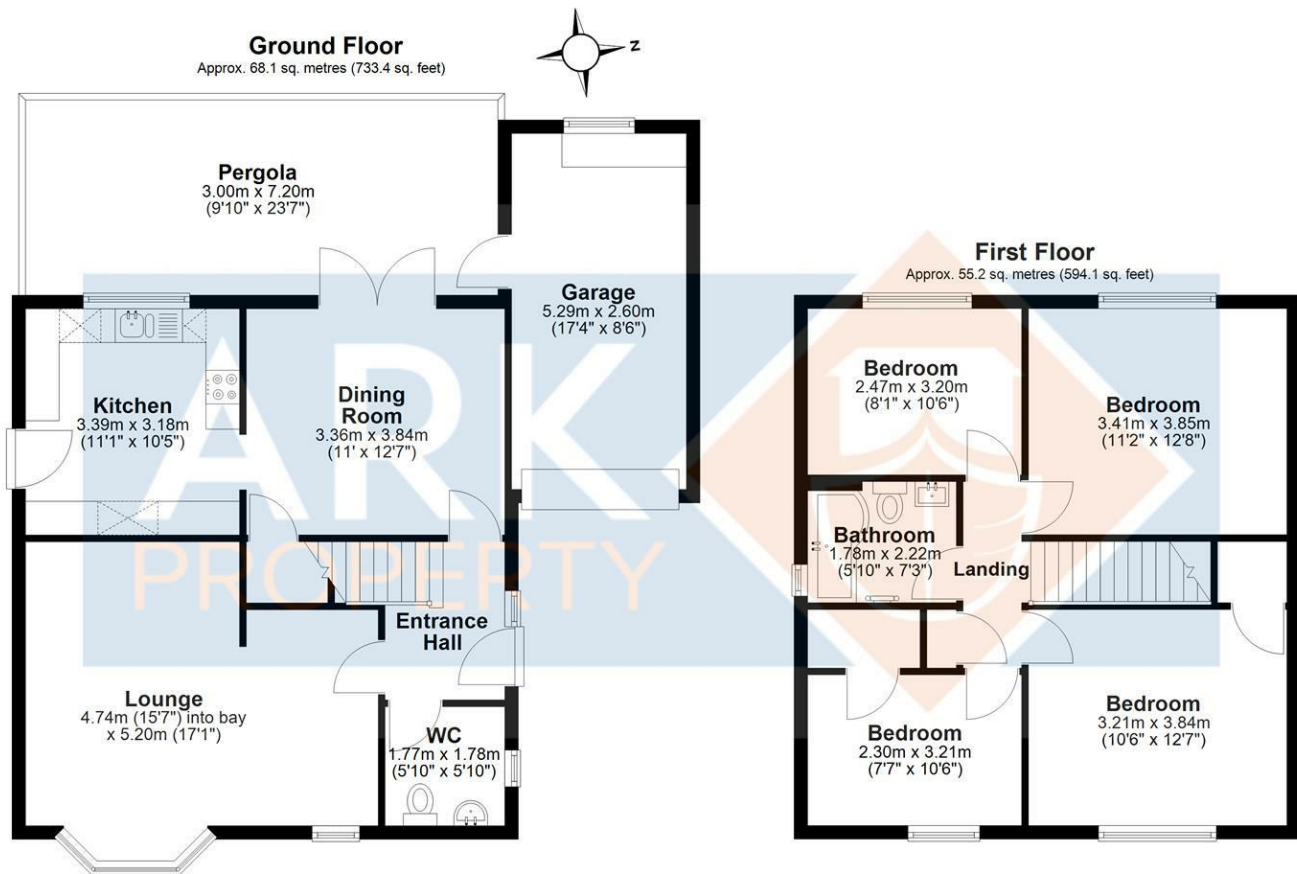
We have strong relationships with a panel of

trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

**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



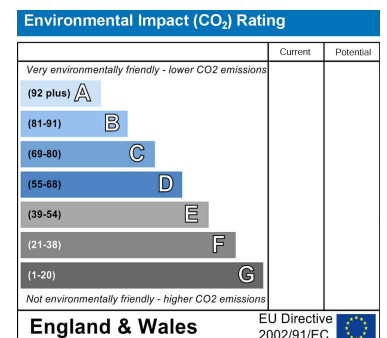
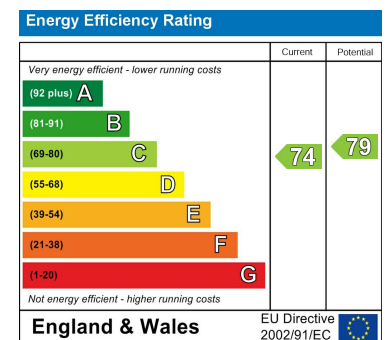
Total area: approx. 123.3 sq. metres (1327.4 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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