



House Type 1 Lime Walk, Spalding, PE12 9HG

£1,200 Per Calendar Month

A stunning, brand-new three-bedroom semi-detached home situated in the highly sought-after town of Long Sutton. Thoughtfully designed for modern living, the property boasts a stylish kitchen/diner, a spacious lounge with patio doors opening onto the rear garden, and a practical ground floor cloakroom. Upstairs, you'll find three generously sized bedrooms, including a master with en-suite, along with a sleek and contemporary family bathroom. Additional features include a single garage, off-road parking, and energy-efficient design—all set within a well-connected and desirable location.

Council Tax to be confirmed, £1384.61 deposit.

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

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

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

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)

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

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

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

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

Outside

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

Tenure: Freehold

Council tax band: TBC

Annual charge: 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

Building safety issues: No

Restrictions: No

Public right of way: No

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.

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: 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.

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

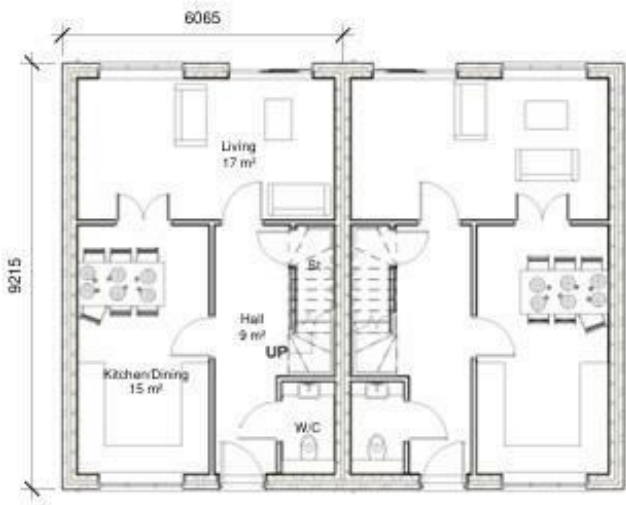
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

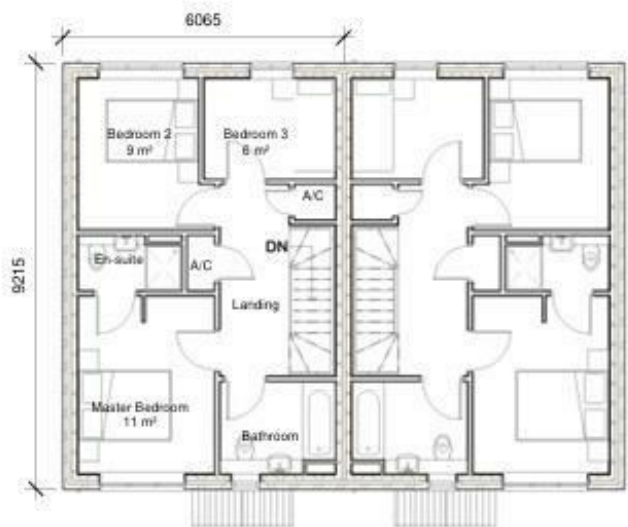
Disclaimer

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



05 Ground Floor Plan
1 : 100

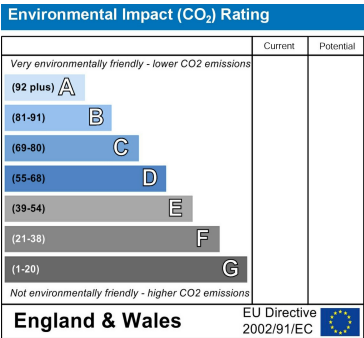
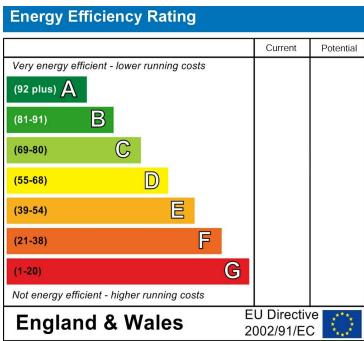


06 First Floor Plan
1 : 100

Area Map



Energy Efficiency Graph



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