



16 Piccard Drive, Spalding, PE11 2GP

£235,000

- Family Estate
- Detached Home
- Garage
- En-suite to Main Bedroom
- Popular Location

- Viewing Recommended

Welcome to the Jelson Estate! Located on the sought after Piccard Drive, this well presented home is ready to welcome its new owner. Situated in a popular family friendly neighbourhood, it offers a convenient location in Spalding for making those commutes a lot easier . If you think this could be your perfect fit, don't hesitate to give us a call today!

Entrance Hall

UPVC door to front. Radiator. Wood effect flooring. Stairs to first floor landing.

Cloakroom



UPVC window to side. Toilet. Wash hand basin with vanity unit. Wood effect flooring. Radiator.

Lounge 16'11" x 10'5" (5.18 x 3.18)



UPVC window to front. Wood effect flooring. Radiator. Opening to dining room.

Dining Room 11'6" x 8'3" (3.53 x 2.54)



UPVC sliding patio doors to rear. Wood effect flooring. Radiator.

Kitchen 11'6" x 9'1" (3.53 x 2.77)



UPVC window and door to side. A range of matching wall and base units. Work tops over. Stainless steel sink drainer with mixer tap. Cupboard housing boiler. Gas oven and hob with extractor over. Partially tiled walls. Plumbing for washing machine. Plumbing for dishwasher.

First Floor Landing

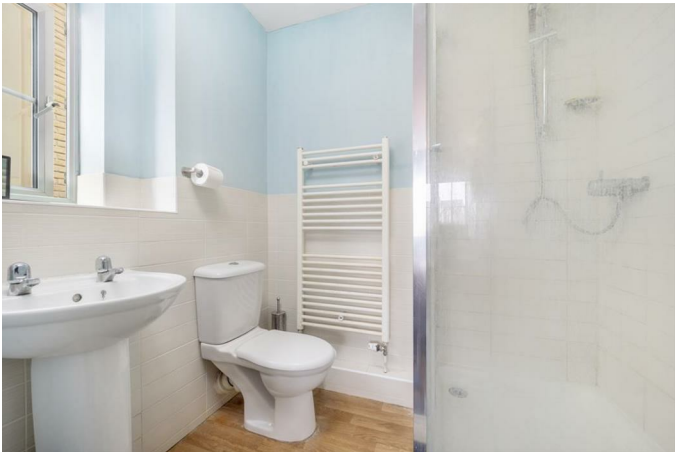
Loft access. Built in airing cupboard.

Bedroom 1 14'2" x 10'2" (4.32 x 3.10)



UPVC window to front. Built in wardrobes. Carpeted. Radiator. Door to en-suite.

En-Suite



UPVC window to side. Wash hand basin. Toilet. Shower cubicle. Partially tiled walls. Vinyl flooring. Extractor fan. Heated towel rail.

Bedroom 2 10'0" x 10'0" (3.07 x 3.05)



UPVC window to rear. Carpeted. Radiator.

Bedroom 3 7'6" x 6'11" (2.31 x 2.13)



UPVC window to front. Carpeted. Radiator.

Bathroom



UPVC window to rear. Bath with shower over. Wash hand basin. Toilet. Partially tiled walls. Tiled flooring. Extractor. Radiator. Shaver point.

Single Garage

Single up and over garage door. Power and light connected. Personnel door to side.

Front Garden

The front of the property has a low maintenance gravel area. Pathway leading to front door. Driveway to the side leading to the single garage. Side gated access to the rear garden.

Rear Garden

The rear garden is enclosed by timber fencing. Patio area. Lawn area. Pathway leading to shed.

Property Postcode

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

Additional Information

PLEASE NOTE:

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

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: No

Property construction: Brick built

Electricity supply: Eon Next

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: C78

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

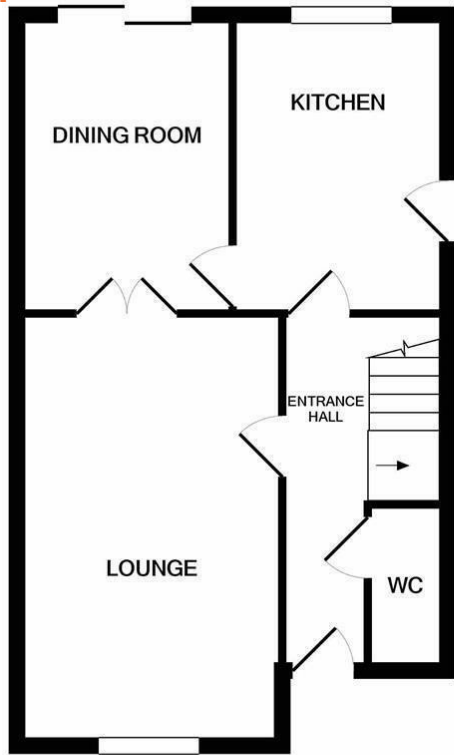
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

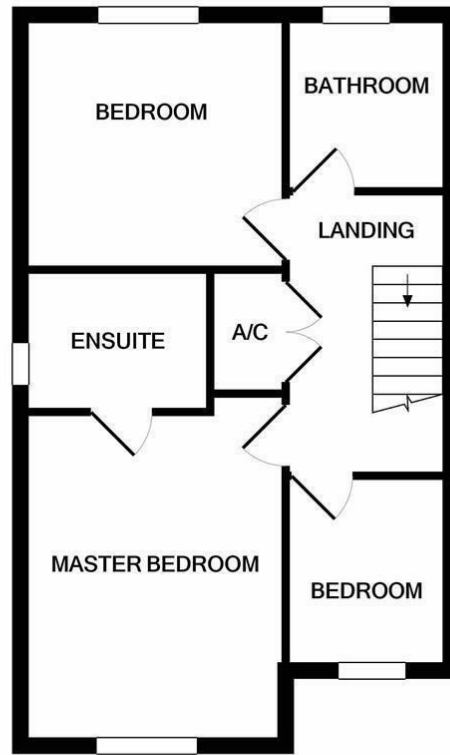
Disclaimer

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



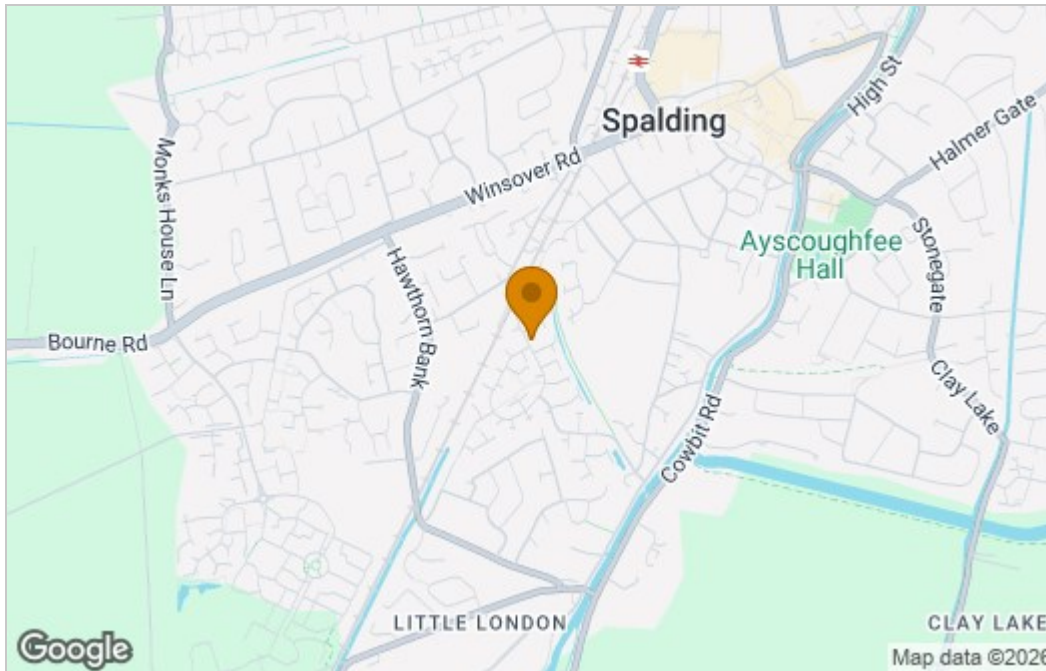
GROUND FLOOR



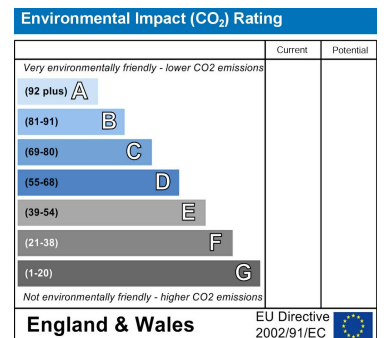
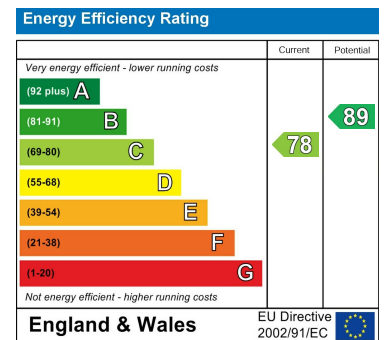
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Area Map



Energy Efficiency Graph



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