ARK PROPERTY









51 Villa Walk, Swineshead, PE20 3FE

£250,000

- Popular estate location
- Within a short walk of local amenities
- Well designed model
- Good sized bedrooms
- Neutral decor throughout
- Driveway leading to garage
- Nice flowing layout
- Two reception rooms
- Priced to sell
- Register with Ark for all new listings

www.arkpropertycentre.co.uk
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Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Priced to sell and situated on the popular Villa Walk development in Swineshead, this beautifully presented four-bedroom family home offers generous living space throughout.

Built by a renowned local developer, this attractive property has been thoughtfully designed with family living in mind. The spacious layout includes a bright and sociable kitchen/diner, a separate dining room, and a comfortable lounge, providing plenty of versatile space for everyday life and entertaining.

Upstairs, you'll find four well-proportioned bedrooms, with the principal bedroom benefiting from a smart en-suite shower room, adding an extra touch of convenience and comfort.

Offering both space and value in a sought-after location, this is a fantastic opportunity for families looking to make their next move.

Book your viewing today and see everything this wonderful home has to offer.

Entrance Hall 14'4" x 6'3" (4.37m x 1.91m)



Door to front. Radiator. Stairs leading to first floor landing.



Lounge 11'0" x 15'8" (3.36m x 4.79m)

French doors and windows leading to rear garden. Radiator.



Dining Room 11'1" x 9'1" (3.38m x 2.78m)



Window to front. Radiator.

Kitchen/Diner 16'5" x 8'9" (5.02m x 2.67m)



Windows to front and side. Radiator. Wood effect flooring. Fitted with a range of base and wall units with work surfaces over. Sink unit with drainer and mixer tap. Integrated dishwasher. Induction hob with extractor fan over. Integrated electric oven. Built in fridge/freezer.



Cloakroom



Radiator. Extractor fan. Toilet. Pedestal wash hand basin. Tiled splashback.

Utility 5'8" x 5'1" (1.75m x 1.56m)



Door to rear. Extractor fan. Boiler. Space and plumbing for washing machine.

First Floor Landing



Doors to bedrooms and bathroom. Loft access. Built in airing cupboard housing hot water cylinder with shelving.

Bedroom 1 12'10" x 9'2" (3.92m x 2.80m)



Window to front. Radiator. Built in wardrobe.



En-suite 4'3" x 6'4" (1.30m x 1.95m)



Window to front. Recessed spotlights. Heated towel rail. Extractor fan. Tiled shower enclosure with shower. Toilet. Pedestal wash hand basin. Tiled splashback.

Bedroom 2 12'5" x 8'11" (3.81m x 2.72m)



Window to front. Radiator.

Bedroom 3 9'8" x 8'11" (2.97m x 2.72m)



Window to rear. Radiator.

Bedroom 4 5'4" x 9'2" (1.63m x 2.80m)



Window to rear. Radiator. Built in wardrobe.

Bathroom 6'1" x 6'4" (1.87m x 1.94m)



Window to rear. Recessed spotlights. Heated towel rail. Extractor fan. Shaver point. Tiled splashbacks. Panelled bath with shower over. Toilet. Pedestal hand basin.

Outside



The front of the property has a lawned area and paved footpath leading to the front entrance door. A block paved driveway provides off road parking leading to the garage.
The rear garden is enclosed by timber fencing. Lawn area with border. Paved patio area.



Garage 18'2" x 9'4" (5.56m x 2.86m)

Up and over door to front. Power and light connected. Pedestrian door to garden.

Property Postcode

For location purposes the postcode of this property is: PE20 3FE

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: Management Company Encore: Annual service charge for grounds maintenance: £228.75
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 - 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: B84

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.

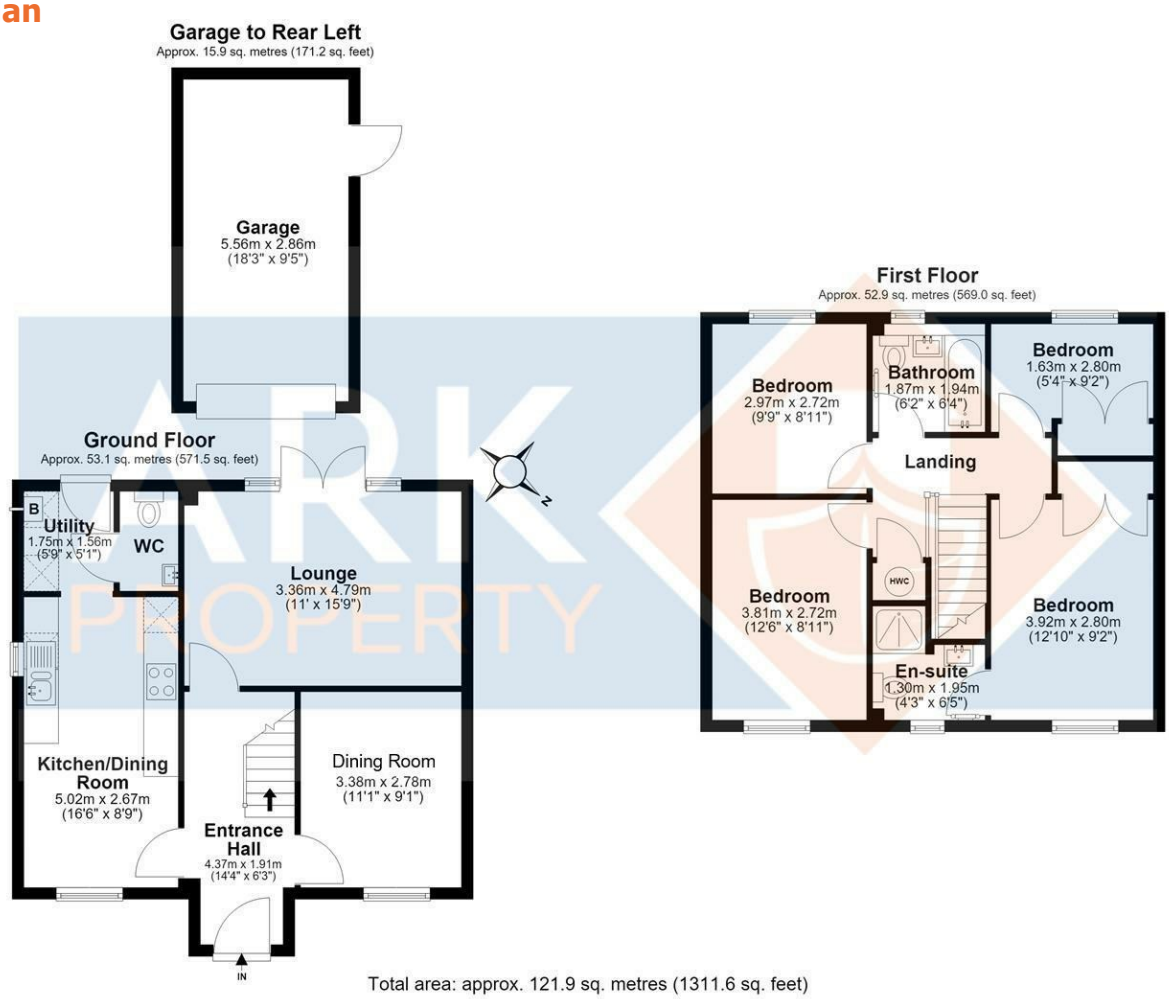
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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.

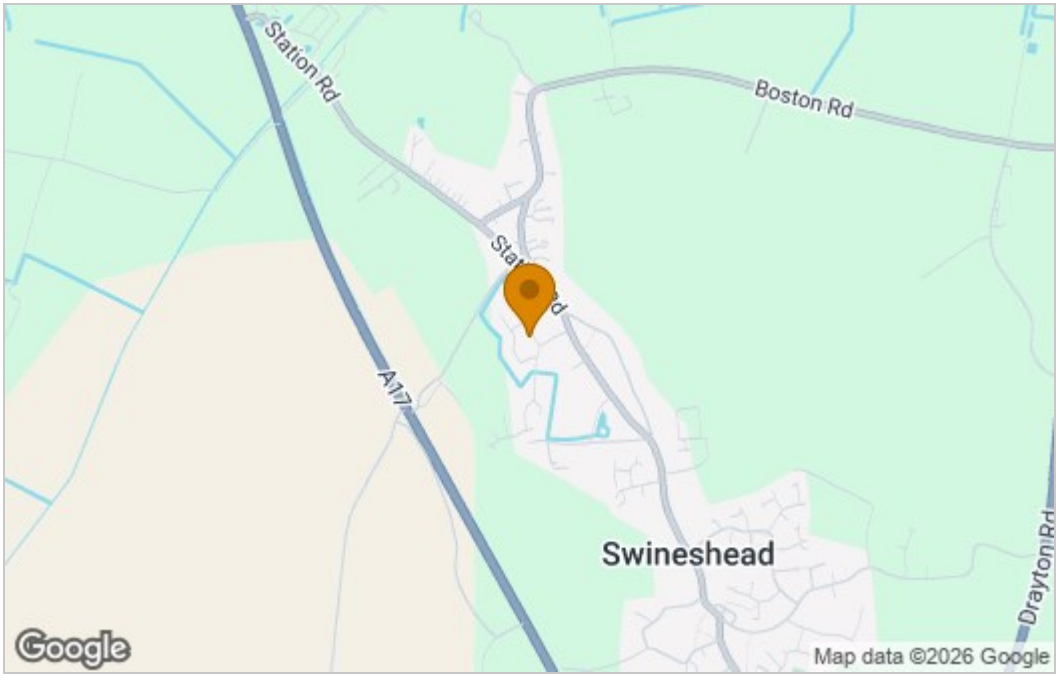
Floor Plan



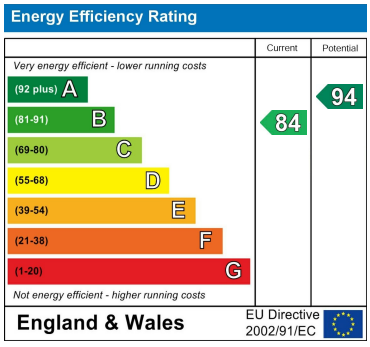
Total area: approx. 121.9 sq. metres (1311.6 sq. feet)

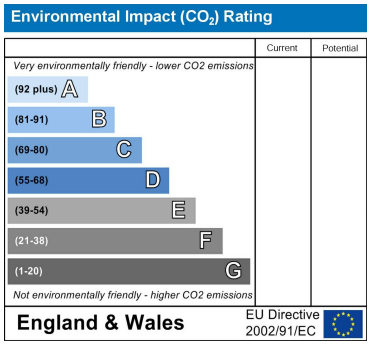
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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