



4 Solent Drive, Spalding, PE11 3BF

£225,000

- Three bedroom home in a popular residential location
- Garage conversion providing an ideal home office, games room or hobby space
- Kitchen/diner and spacious lounge offering practical family accommodation
- En-suite to principal bedroom plus family bathroom and downstairs WC
- Off-road parking with an additional block-paved parking space
- Low-maintenance rear garden with covered patio area and brick-built BBQ

Situated in a popular residential location on Solent Drive, Spalding, this well-presented three bedroom home offers versatile living accommodation and is ideally positioned close to a range of local amenities.

The property briefly comprises an entrance hall with downstairs WC, spacious lounge and a kitchen/diner. To the first floor are three bedrooms, including an en-suite to the principal bedroom, together with a family bathroom.

A particular feature is the converted garage, providing a versatile additional space ideal for use as a home office, games room or hobby room.

Externally, the property benefits from off-road parking, with an additional block-paved parking space available. The low-maintenance rear garden features a covered patio area and brick-built BBQ, making it a practical space for relaxing and entertaining.

An ideal family home combining versatile accommodation, useful outdoor space and a convenient residential location.

Entrance Hall

Composite glazed entrance door to front. Skimmed ceiling. Radiator. Stairs leading to first floor.

Cloakroom



Skimmed ceiling. Extractor fan. Vinyl flooring. Radiator. Wall mounted electric consumer unit. Two piece suite comprising a close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap. Tiled splashback.

Lounge 15'5" x 9'10" (4.71m x 3.01m)



PVC double glazed window to front and French doors opening to the side garden. Skimmed ceiling. Two radiators.



Kitchen/Dining Room 15'5" x 9'8" (4.70m x 2.97m)

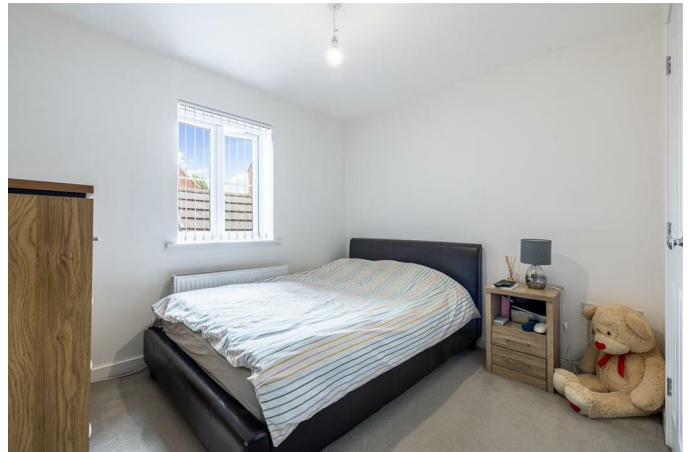
PVC double glazed windows to the front and side. Skimmed ceiling. Vinyl flooring. Two radiators. Fitted with a wide range of base and eye level units with roll edge work surfaces and matching upstand. Stainless steel sink unit with drainer and mixer tap. Integrated dishwasher. Four ring gas hob with extractor hood. Built in oven and grill. Integrated fridge/freezer.

**Utility Room 5'2" x 5'4" (1.59m x 1.64m)**

Skimmed ceiling. Recessed spot lights. Extractor fan. Built in under stairs cupboard. A range of base and eye level units, with roll edge work surfaces and matching upstand. Space and plumbing for washing machine. Vinyl flooring. Radiator.

First Floor Landing 9'7" x 6'7" (2.94m x 2.01m)

Skimmed ceiling. Loft access. Built in airing cupboard with bar heater, hanging rail and slatted shelving. Doors to bedrooms and bathroom.

Bedroom 1 10'7" x 9'10" (3.25m x 3.00m)

PVC double glazed window to front. Skimmed ceiling. Built in double wardrobe with a hanging rail and shelving. Radiator.

En-suite 4'6" x 6'6" (1.39m x 2.00m)

Skimmed ceiling. Recessed spot lights. Vinyl flooring. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap. Fully tiled shower enclosure with glass sliding door and shower over. Partially tiled walls. Heated towel rail. Extractor fan.

Bedroom 2 8'7" x 9'11" (2.62m x 3.04m)

PVC double glazed window to front. Skimmed ceiling. Radiator.

Bedroom 3 6'7" x 9'11" (2.02m x 3.04m)

PVC double glazed window to side. Skimmed ceiling. Radiator.

Bathroom 5'6" x 6'7" (1.70m x 2.02m)

PVC double glazed window to front. Skimmed ceiling. Recessed spot lights. Three piece suite with close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap. Panelled bath with mixer tap and shower attachment. Partially tiled walls. Vinyl flooring. Heated towel rail. Extractor fan.

Outside



There is a small front garden offering off road parking to the front of the property. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing. Lawn area. Planted flower bed. Garden shed. Brick built BBQ. Access into the converted garage.



Office 16'8" x 7'9" (5.10m x 2.37m)



Converted garage. PVC double glazed window to front. Skimmed ceiling. Loft access. Wall mounted electric consumer unit. Laminate flooring. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE11 3BF

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: B
 Annual charge: £150 per year paid to RMG.
 Property construction: Brick built
 Electricity supply: Ovo 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
 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: B81

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

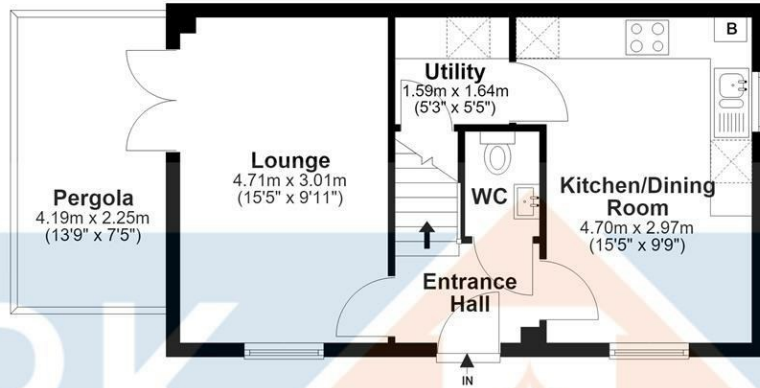
Floor Plan

Outbuilding
Approx. 12.1 sq. metres (129.9 sq. feet)



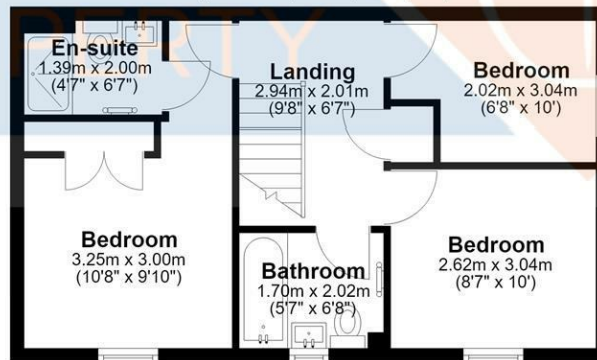
Ground Floor

Approx. 39.0 sq. metres (419.8 sq. feet)
(excluding Pergola)



First Floor

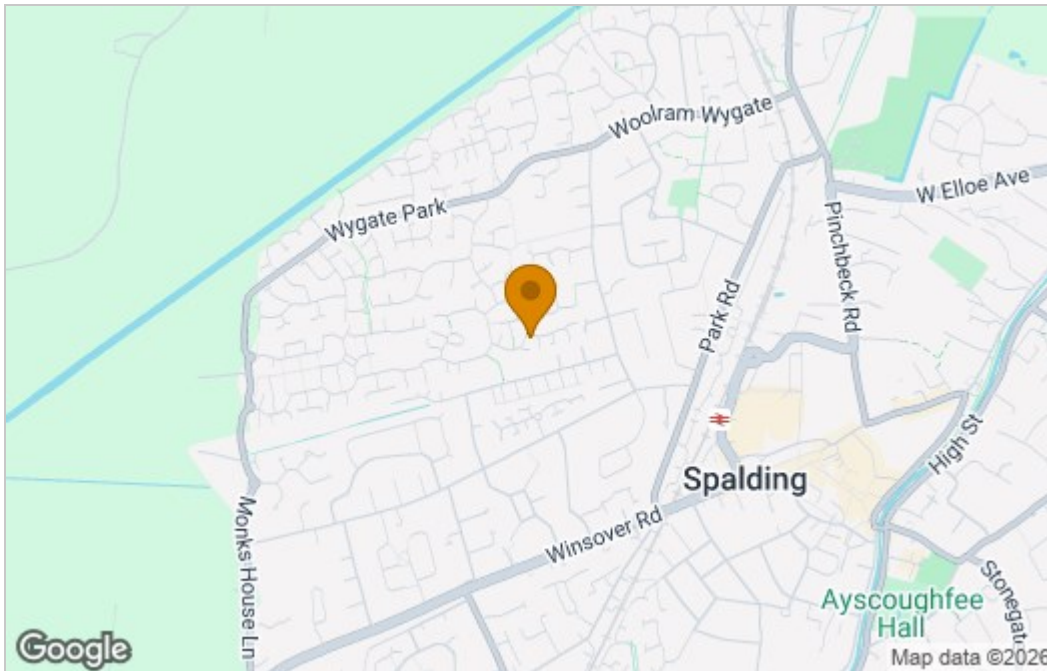
Approx. 39.0 sq. metres (420.2 sq. feet)



Total area: approx. 90.1 sq. metres (970.0 sq. feet)

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

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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