ARK PROPERTY

Shavana Roman Bank, Holbeach Clough, PE12 8DS

£365,000

- Large main bedroom with views over the garden
- Four bedroom detached house
- Garage and ample parking
- Established gardens to side
- Quiet village setting
- Landscaped rear garden with summer house
- Two good size reception rooms
- Modern kitchen with loads of storage
- Register with Ark to get on our mailing list
- Must view to be appreciated

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Shavana… Tucked away in a peaceful village setting, this beautifully extended detached home offers the perfect blend of space, comfort, and charm.

Outside, you'll discover a stunning wrap-around garden filled with established trees, shrubs, and colourful planting, creating a wonderful outdoor space to relax, entertain, or enjoy with the family.

Step inside and you'll find a well-designed ground floor with a flowing layout that perfectly suits modern family living. Upstairs are four generously sized bedrooms and two bathrooms, with the principal bedroom enjoying delightful views over the beautiful gardens.

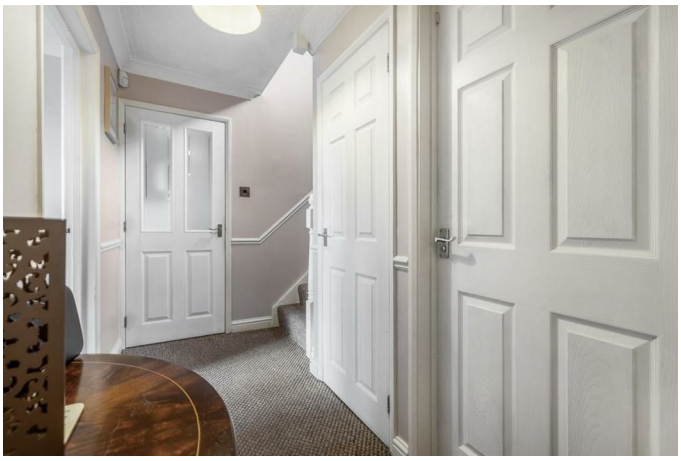
Offering spacious accommodation throughout, this fantastic home is ideal for a growing family looking to enjoy village life without compromising on space.

Come and see everything Shavana has to offer—book your viewing today.

Entrance Porch

Door to front. Window to rear. Door leading to entrance hall.

Entrance Hall



Stairs leading to first floor landing. Radiator. Understairs storage cupboard.

Lounge 10'7" x 20'3" (3.25m x 6.18m)

Bay window and window to front. Feature fireplace with brick surround. Radiator.

Dining Room 12'0" x 8'7" (3.67m x 2.62m)

Bay window to front. Radiator.

Kitchen 10'3" x 9'11" (3.13m x 3.03m)

Window to rear. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Space for cooker with extractor over. Space for fridge/freezer.

Utility Room 13'1" x 8'7" (3.99m x 2.63m)

Window to rear. Stable door to side. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Space and plumbing for washing machine and tumble dryer. Boiler. Tiled flooring.

Cloakroom

Window to rear. Toilet. Wash hand basin. Radiator. Tiled flooring.

First Floor Landing

Doors to bedrooms and bathroom. Airing cupboard housing hot water cylinder.

Bedroom 1 12'7" x 18'10" (3.84m x 5.76m)

Windows to front, side and rear. Two radiators.

Bedroom 2 10'8" x 9'11" (3.26m x 3.03m)

Window to front. Radiator.

Bedroom 3 10'8" x 10'0" (3.26m x 3.06m)

Window to front. Radiator.

Bedroom 4 8'4" x 8'6" (2.56m x 2.61m)

Window to rear. Radiator.

Bathroom 6'1" x 6'7" (1.87m x 2.03m)

Window to rear. Roll top bath with shower attachment. Wash hand basin. Toilet. Fully tiled walls.

Shower Room 6'9" x 6'7" (2.06m x 2.03m)

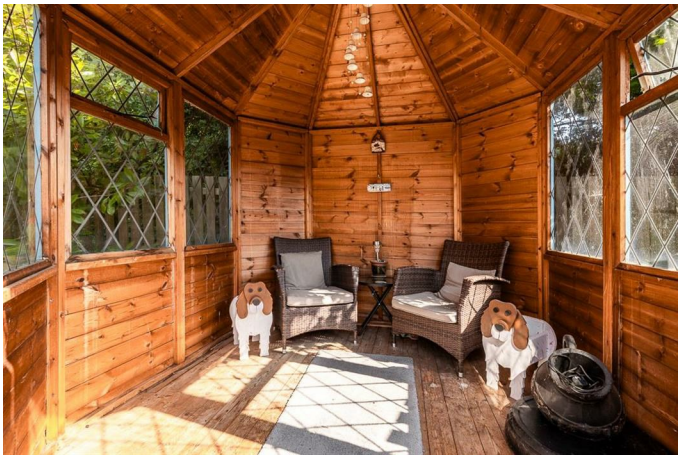
Window to rear. Shower cubicle. Wash hand basin. Partially tiled walls. Heated towel rail. Tiled flooring.

Outside

The front of the property has a gravel driveway providing off road parking and leading to the single garage. There is a lawn area. Stepping stones leading to the front door.
The rear garden is enclosed by timber fencing. Lawn area. Establish trees and bushes. Brick built feature wishing well. Gravel walkways with shrub borders.

Summer House

Timber construction.



Garage 16'8" x 9'6" (5.09m x 2.90m)

Roller door to front. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE12 8DS

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: Septic tank
Heating: Oil 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.

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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: D63

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

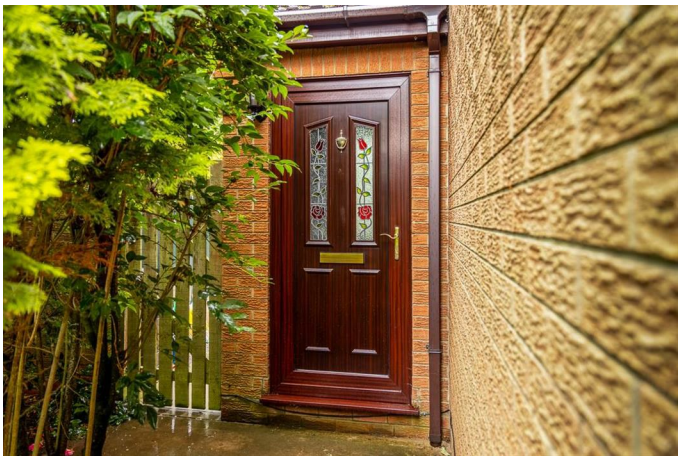
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

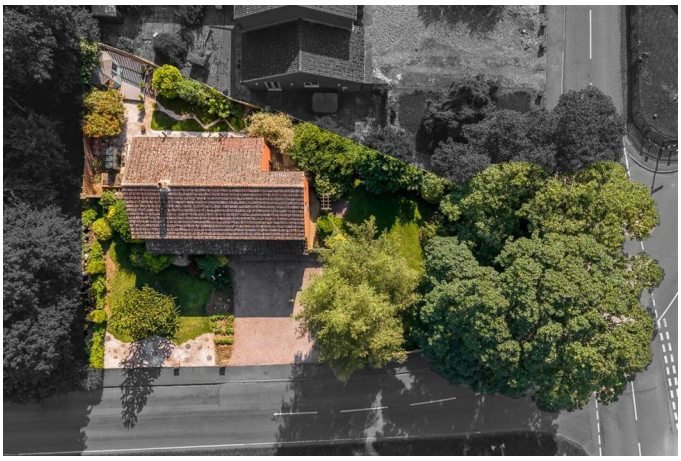
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

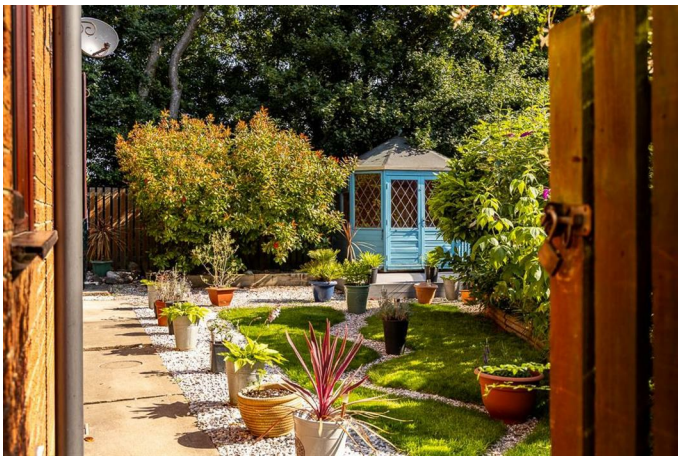
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive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

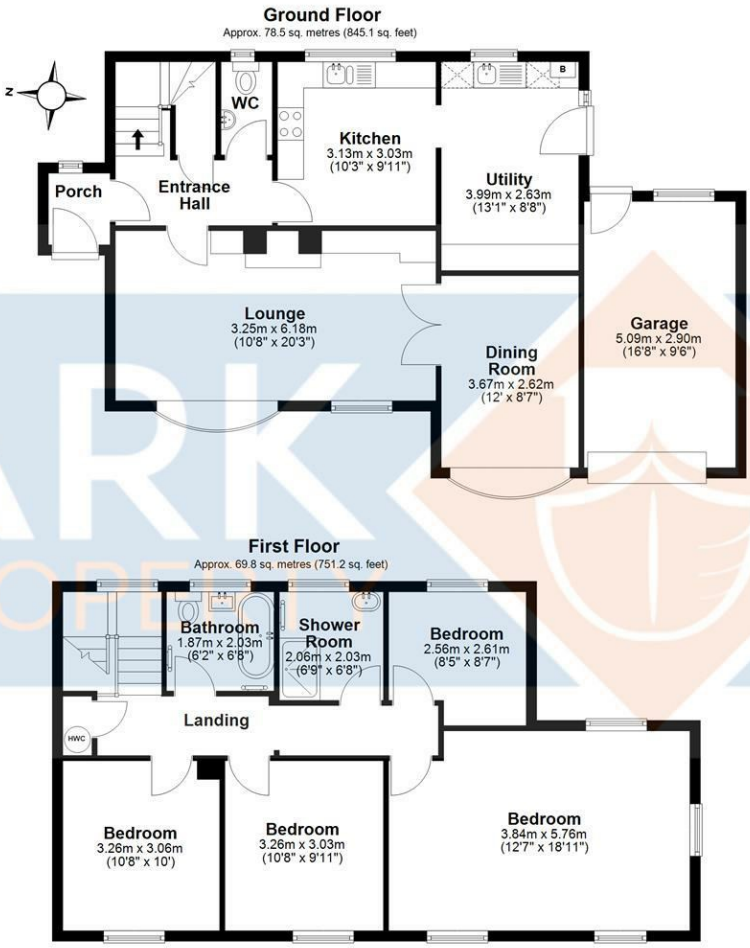
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.







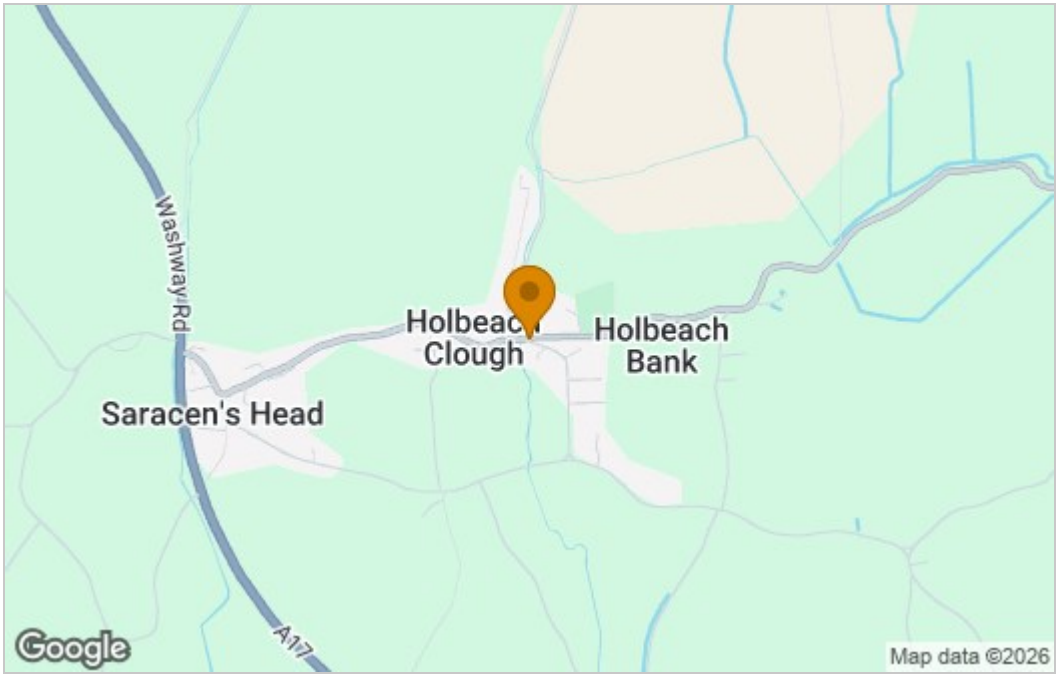
Floor Plan



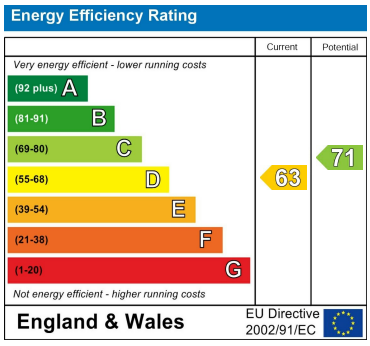
Total area: approx. 148.3 sq. metres (1596.3 sq. feet)

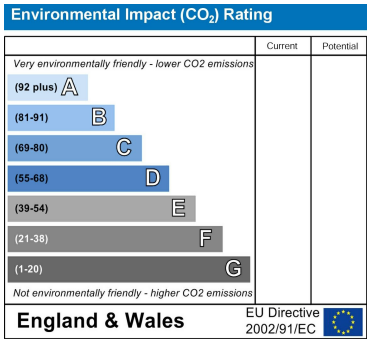
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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