

## 15 Humber Drive, Spalding, PE11 3WY

**£240,000**

- End of cul-de-sac location on Humber Drive, Spalding
- Three spacious double bedrooms
- Principal bedroom with ensuite shower room
- Kitchen diner, utility room and downstairs WC
- Enclosed rear garden with timber deck and veranda
- Offered for sale with no onward chain

Tucked away in an end of cul-de-sac position on Humber Drive, this well-presented three double bedroom home offers spacious and practical accommodation ideal for modern family living. Offered with no onward chain, the property features an entrance hall, comfortable lounge, stylish kitchen diner, utility room and downstairs WC. Upstairs boasts three generous double bedrooms, including a principal bedroom with ensuite, alongside a contemporary family bathroom.

Outside, the enclosed rear garden is perfect for entertaining, with a lawned area and timber decking complete with veranda, creating an excellent space for relaxing and socialising. A fantastic opportunity for buyers seeking a move-ready home in a popular Spalding location.

**Entrance Hall 6'10" x 5'7" (2.10m x 1.72m)**



Composite double glazed entrance door. Laminate flooring. Radiator. Stairs to first floor landing.

**Cloakroom 4'11" x 3'5" (1.52m x 1.05m)**

Skimmed ceiling. Extractor fan. Tiled flooring. Radiator. Wall mounted electric consumer unit. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap and tiled splash back.

**Lounge 9'6" x 15'6" (2.92m x 4.73m)**



PVC double glazed window to front and French doors to side. Skimmed ceiling. Two radiators. Laminate flooring.



**Kitchen 15'6" x 9'9" (4.73m x 2.99m)**



PVC double glazed window to front and side. Skimmed ceiling. Tiled flooring. Two radiators. Four ring gas hob with stainless steel extractor hood over. Stainless steel sink drainer with chrome mixer tap. Wall mounted mains gas central heating boiler. Integrated fridge/freezer. Integrated eye level oven and grill. Integrated dishwasher.

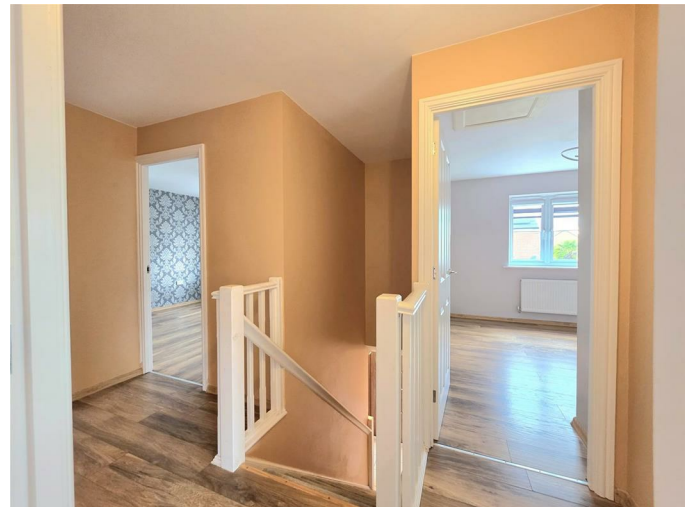


**Utility Room 6'9" x 5'3" (2.06m x 1.61m)**



Skimmed ceiling. Recessed spot lights. Extractor fan. Tiled flooring. Radiator. Fitted base and eye level units with worktop space. Stainless steel sink and drainer with chrome mixer tap. Space and plumbing for washing machine.

**First Floor Landing 11'7" x 4'6" (3.54m x 1.39m)**



Skimmed ceiling. Laminate flooring. Built in airing cupboard with slatted shelving and hot water cylinder. Doors to bedrooms and bathroom.

**Bedroom 1 11'5" x 15'5" (3.49m x 4.72m)**



PVC double glazed windows to front and side. Skimmed ceiling. Radiator. Laminate flooring. Built in double door wardrobe with fitted shelf and hanging rail.



**Bedroom 2 10'5" x 13'5" (3.20m x 4.10m)**



PVC double glazed windows to side. Skimmed ceiling. Radiator. Laminate flooring.



**En-suite 7'0" x 4'9" (2.14m x 1.47m)**

PVC double glazed window to front. Skimmed ceiling. Recessed spot lights. Extractor fan. Tiled flooring. Chrome heated towel rail. Shaver pointed. Fitted shower cubicle with glass sliding door and thermostatic bar shower over. Close coupled toilet with push button flush. Wall mounted wash hand basin with chrome mixer tap.

**Bedroom 3 10'8" x 9'9" (3.27m x 2.99m)**



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

**Bathroom 7'3" x 6'2" (2.23m x 1.88m)**



PVC double glazed window to side. Skimmed ceiling. Recessed spot lights. Extractor fan. Tiled flooring. Chrome heated towel rail. Shaver point. Fitted double ended bath with wall mounted bath taps and hand held shower attachment. Glass shower screen. Close coupled toilet with push button flush. Wall mounted wash hand basin with chrome mixer tap.

**Outside**



The rear garden is enclosed by timber fencing and brick wall. Side gated access. Laid to lawn with patio seating area and covered deck seating area ideal for entertaining. Outside power, light and cold water tap.



## Garage



There is a tarmac and block paved driveway to the side and rear of the property providing off road parking and leading to the integral garage with up and over door. Power and light connected.

## Property Postcode

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

## 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: Annual charge of approximately £150 paid to RGM Management Company

Property construction: Brick built

Electricity supply: Eon

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: C79

## 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.

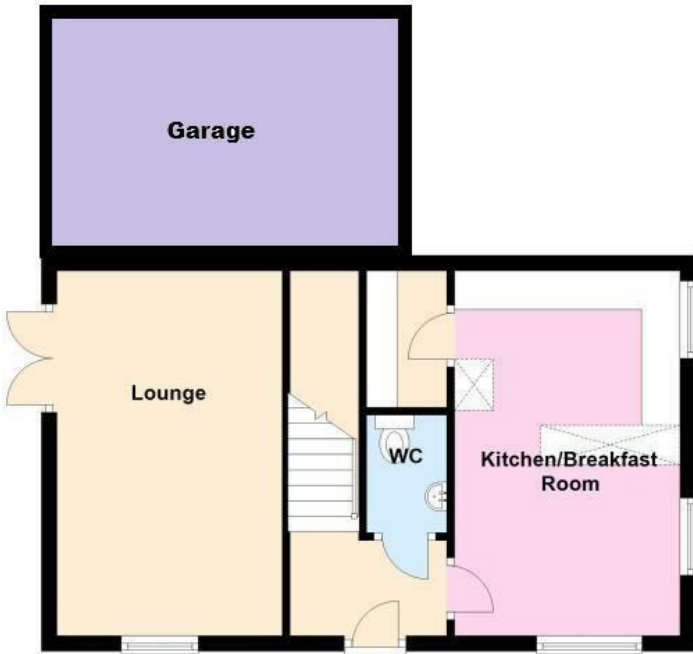
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive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

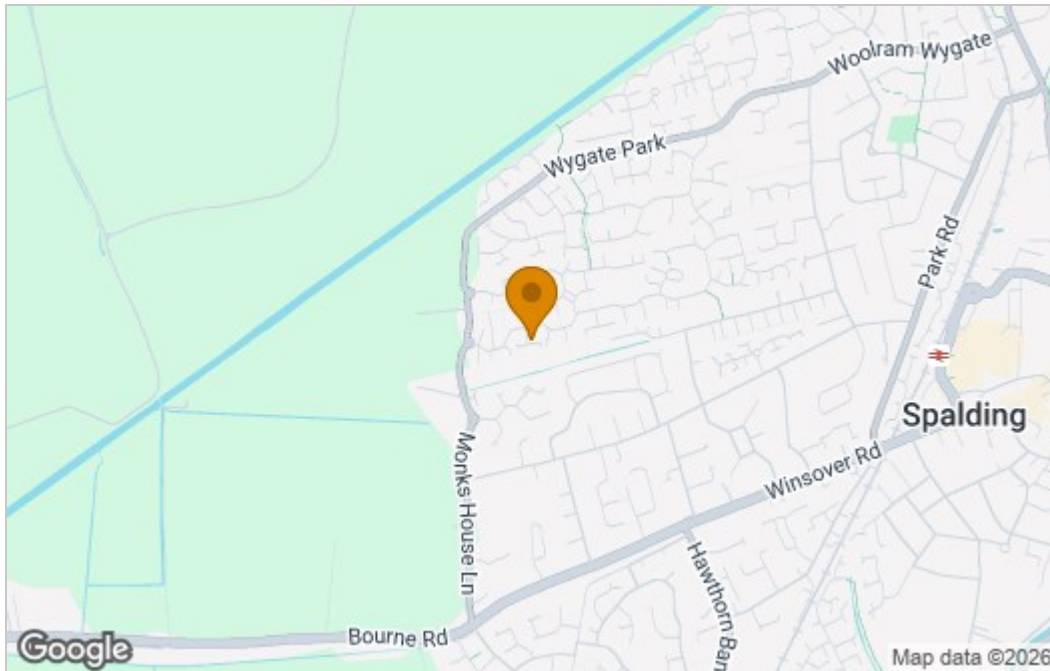
Ground Floor



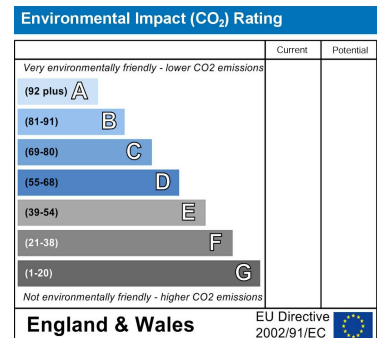
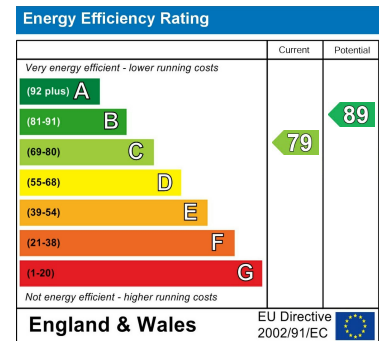
First Floor



## Area Map



## Energy Efficiency Graph



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