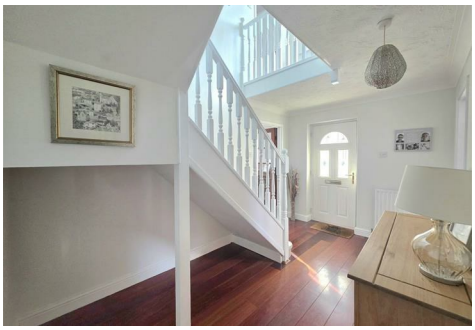
ARK PROPERTY



5 Lavender Drive, Spalding, PE11 1YR

£275,000

- Built by Broadgate Homes – a well-respected local developer.
- Three spacious bedrooms, including a primary bedroom with an en-suite.
- Modern and well-presented detached home in a desirable Spalding location.
- Bright conservatory addition, enhancing the ground floor living space.
- Well-maintained garden, perfect for outdoor relaxation.
- Ideal for families or professionals, offering comfort and convenience.

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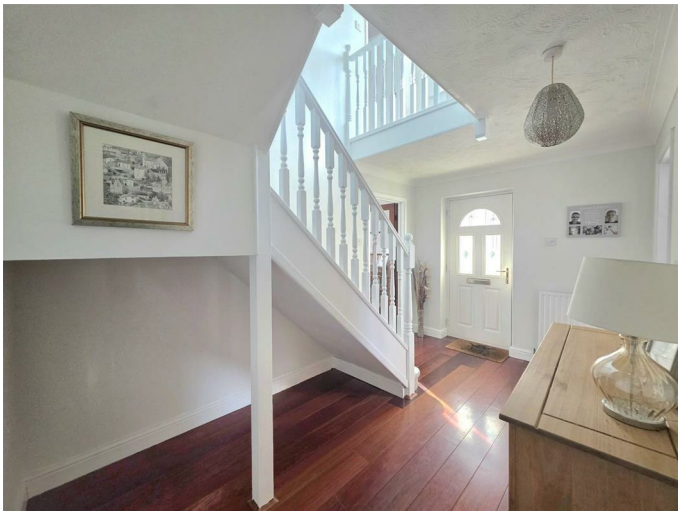
Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Built by the renowned local developers Broadgate Homes, this well-presented three-bedroom detached house offers modern living in a desirable location. The property boasts a spacious primary bedroom with en-suite, a bright conservatory addition to the ground floor, and a well-maintained garden. With ample living space and a high-quality build, this home is perfect for families or professionals seeking comfort and convenience. Contact us today to arrange a viewing!

Entrance Hall 12'11" x 7'11" (3.95m x 2.42m)

Composite glazed entrance door. Coving to ceiling. Stairs to first floor. Radiator. Wooden flooring.



Lounge 14'6" x 11'10" (4.44m x 3.61m)

UPVC double glazed window to front and side. Coving to ceiling. Radiator. French doors to conservatory. Electric fire set in fire surround. Wooden flooring.

Conservatory 11'11" x 6'6" (3.64m x 2.00m)

UPVC construction with double glazed roof. Tiled flooring. French doors opening to garden.

Dining Room 9'8" x 9'8" (2.97m x 2.97m)

UPVC double glazed window to front and side. Coving to ceiling. Radiator. Carpeted.

Kitchen 9'1" x 9'2" (2.77m x 2.81m)

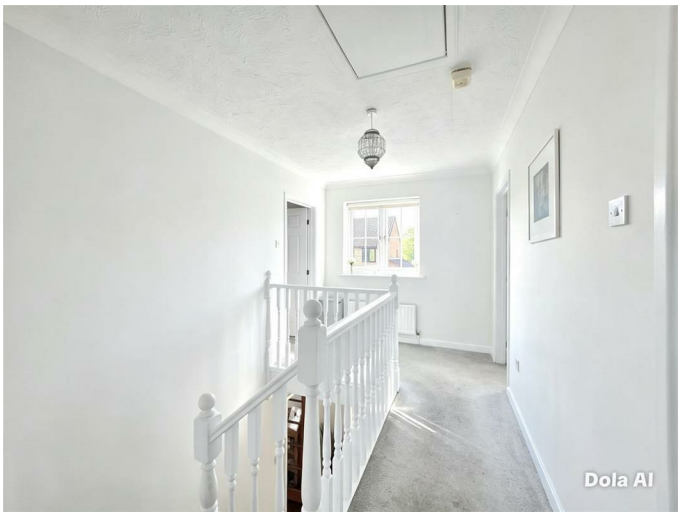
UPVC double glazed window to front. Coving to ceiling. Radiator. Tiled flooring. Matching base and eye level units with roll edge work surfaces. Tiled splash backs. Built in shelving. Five ring gas hob with extractor hood and electric oven and grill under. Space and plumbing for dishwasher. Stainless steel sink and drainer with mixer tap.

Utility Room 5'10" x 7'10" (1.78m x 2.41m)

UPVC double glazed window to rear. Coving to ceiling. Radiator. Extractor fan. Tiled flooring. Fitted base and eye level units. Space for fridge freezer. Pedestrian door to garage.

First Floor Landing 12'11" x 7'11" (3.95m x 2.42m)

UPVC double glazed window to front. Coving to ceiling. Radiator. Loft access. Carpeted.



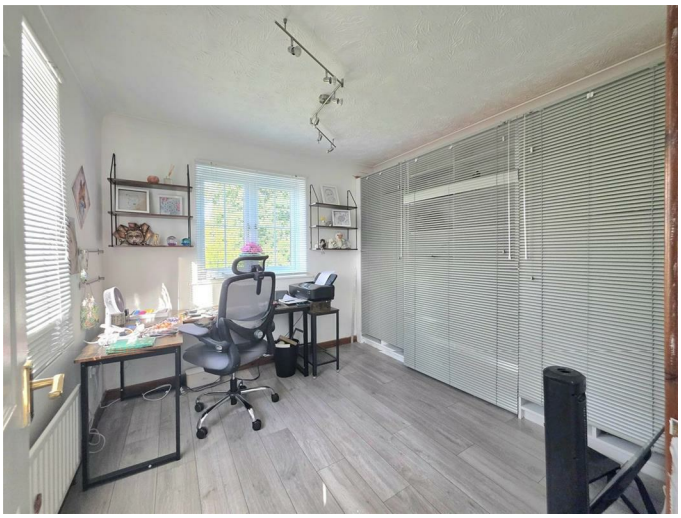
Bedroom 1 11'9" x 11'10" (3.59m x 3.61m)

UPVC double glazed window to front. Coving to ceiling. Radiator. Built in wardrobe. Carpeted.

En-suite 3'0" x 8'11" (0.92m x 2.74m)

UPVC double glazed window to rear. Coving to ceiling. Extractor fan. Tiled flooring. Wall tiling. Shaver point. Radiator. Tiled shower enclosure with mains shower and glass folding doors. Wash hand basin with chrome mixer tap set in vanity unit and built in storage. Close coupled toilet with push button flush.

Bedroom 2 9'8" x 9'8" (2.97m x 2.96m)



UPVC double glazed window to front and side. Coving to ceiling. Radiator. Laminate flooring.

Bedroom 3 9'0" x 9'8" (2.75m x 2.95m)

UPVC double glazed window to side. Coving to ceiling. Radiator. Carpeted.

Bathroom 5'8" x 7'11" (1.74m x 2.43m)

UPVC double glazed window to rear. Coving to ceiling. Extractor fan. Karndean style flooring. Chrome wall mounted heated towel rail. Bath with chrome mixer tap and hand held shower attachment. Pedestal wash hand basin with chrome mixer tap. Close coupled toilet with push button flush.

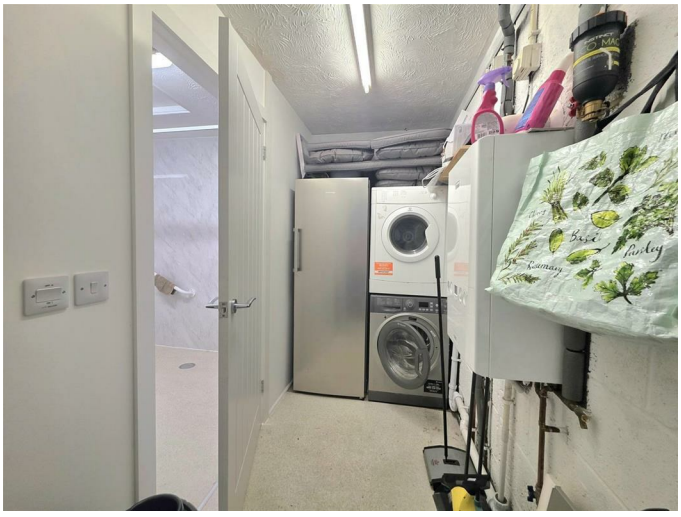
Outside

Front: Low maintenance front garden with iron railing and gate. Block paved path leading to front door. Block paving wraps around the property and provides off road parking. Side gated access to the rear garden.
Rear: Enclosed by timber fencing. Landscaped with a lawn area. Patio seating area. Timber storage shed. Insulated timber workshop with power and light connected. Outside power points. Outside lighting. Outside cold water tap.

Garage

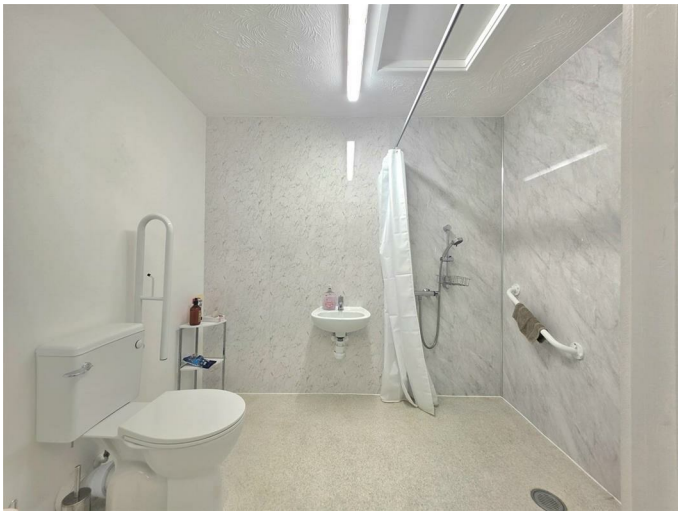
Up and over vehicle door. Split to accommodate storage room and wet room.

Storage Room 8'10" x 4'5" (2.70m x 1.35m)



Wall mounted mains gas central heating boiler. Space and plumbing for washing machine, tumble dryer and fridge/freezer.

Shower Room 6'7" x 8'2" (2.01m x 2.50m)



Wet room floor. Thermostatic bar shower. Extractor fan. Close coupled toilet. Wall mounted wash hand basin. Heated towel rail. Loft access.

Property Postcode

For location purposes the postcode of this property is: PE11 1YR

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: Mains
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 Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and None over 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 Partially Converted Single Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - very 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: C72

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

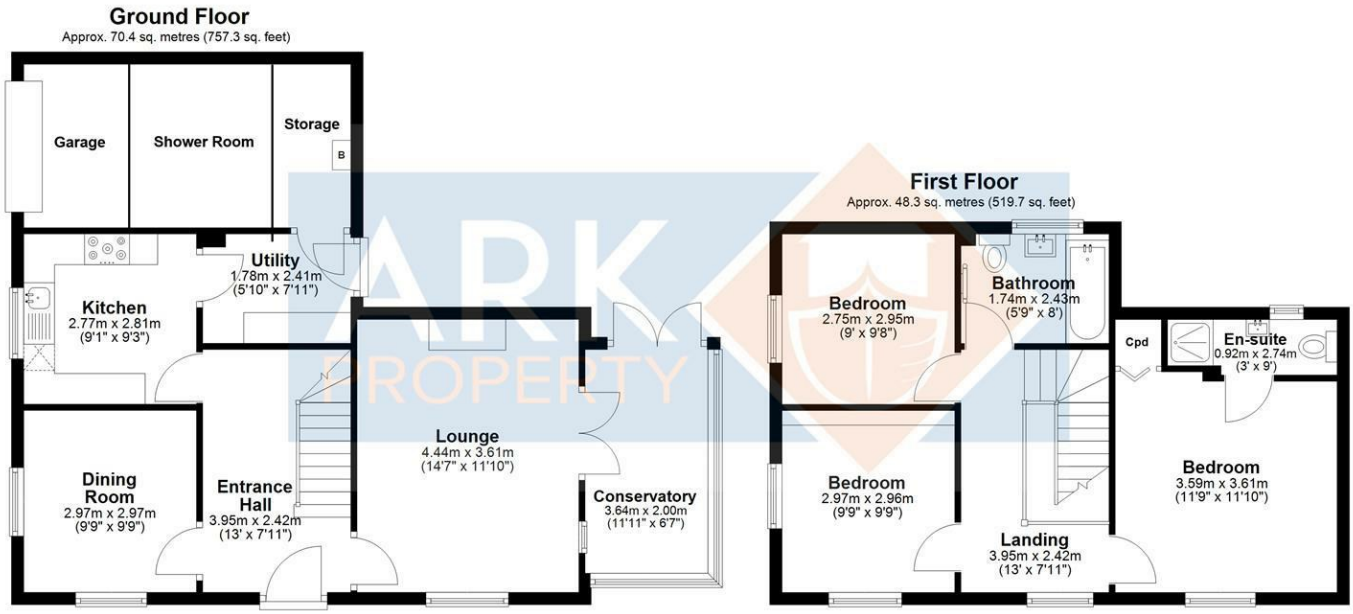
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referal 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.

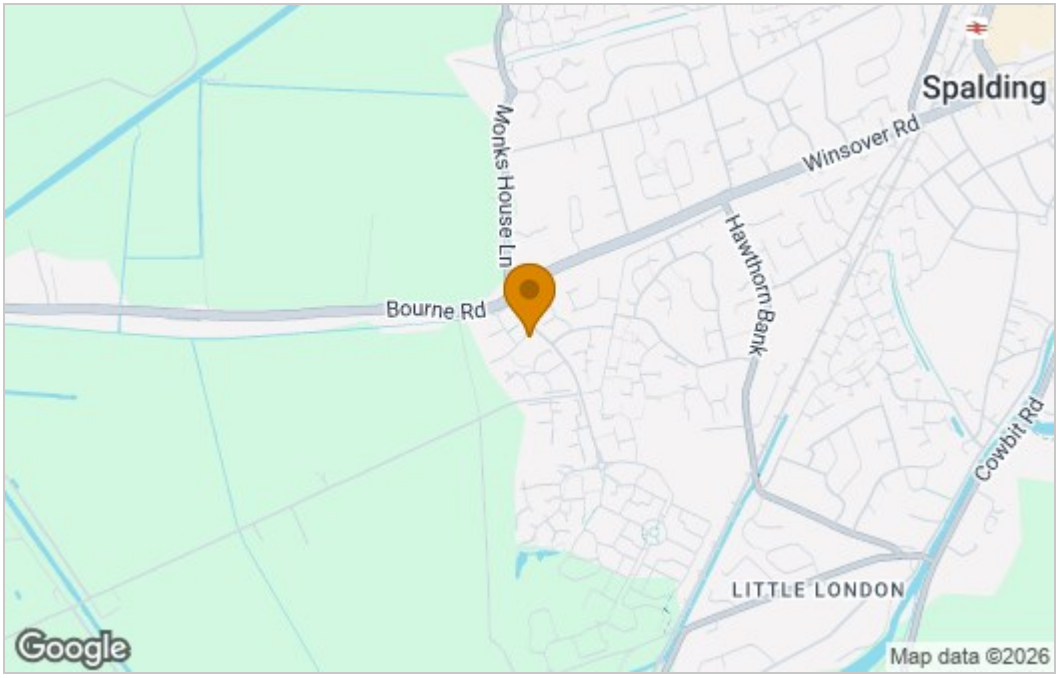
Floor Plan



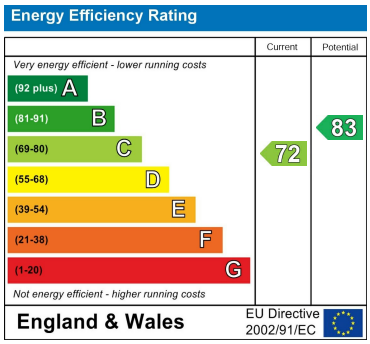
Total area: approx. 118.6 sq. metres (1277.0 sq. feet)

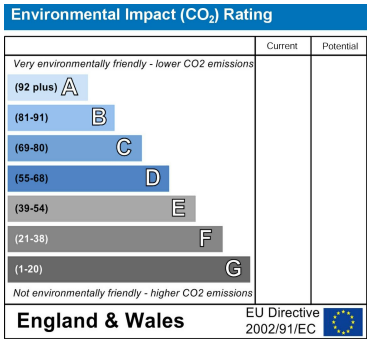
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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