ARK PROPERTY

3 Ingleby Court, Spalding, PE12 6BA

Offers In Excess Of £249,000

- Three-bedroom family home located in a quiet cul-de-sac on Ingleby Court, Spalding
- Spacious ground floor accommodation including lounge and separate dining room
- Fitted kitchen with separate utility room and convenient ground floor WC
- Three bedrooms to the first floor
- Family bathroom serving all bedrooms
- Driveway parking, single garage, and rear garden with lawn and patio seating areas
- Good access to the A16
- Secondary Schools and Junior Schools within walking distance

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Situated in a quiet cul-de-sac on Ingleby Court, this well-presented three-bedroom home in Spalding offers generous and versatile living accommodation, ideal for families and first-time buyers alike.

The ground floor comprises a welcoming lounge, separate dining room, fitted kitchen, utility room, and ground floor WC. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from a driveway providing off-road parking, a single garage, and a good-sized rear garden laid mainly to lawn with patio seating areas, perfect for outdoor entertaining and relaxation.

Entrance Hall

Composite door with glazed side panels. Coved and textured ceiling. Radiator. Stairs to first floor landing.

Lounge

PVC double glazed window to front. Skimmed and coved ceiling. Radiator. Opening to dining room.

Dining Room

PVC double glazed window to rear. Skimmed and coved ceiling. Radiator.

Kitchen

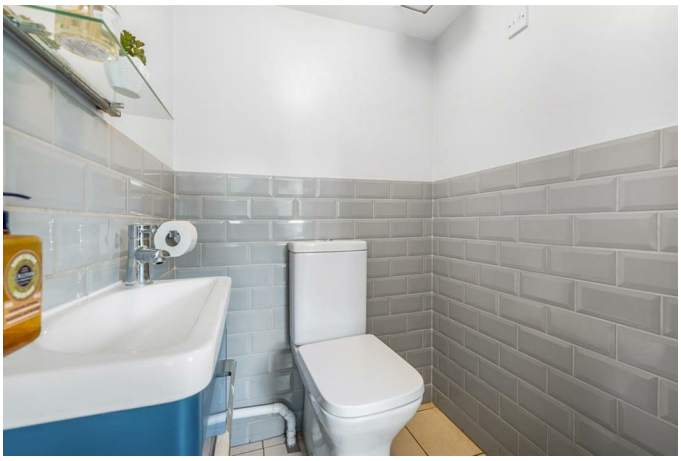
PVC double glazed window to rear. Skimmed and coved ceiling. Understairs storage cupboard. Pantry

with lighting and shelving. Tiled flooring. Fitted with a range of base and eye level units with work surfaces over. Tiled splashbacks. Integrated four ring gas hob with extractor hood over. Integrated stainless steel oven. Space and plumbing for dishwasher. Sink unit with brass effect mixer tap.

Utility Room

PVC double glazed window to rear. PVC double glazed door to rear. Textured ceiling. Radiator. Tiled flooring. Space for washing machine. Space for fridge freezer. Space for tumble dryer.

Cloakroom



Skimmed ceiling. Extractor fan. Partially tiled walls. Tiled flooring. Fitted with a two piece suite comprising toilet. Wash hand basin with mixer tap set in vanity unit with storage.

First Floor Landing

PVC double glazed window to side. Coved and textured ceiling. Loft access.

Bedroom 1

PVC double glazed window to front. Coved and textured ceiling. Radiator. Fitted double door wardrobe with hanging rail and shelving.

Bedroom 2

PVC double glazed window to rear. Coved and

textured ceiling. Radiator. Fitted double door wardrobes fitted into recess with hanging rail and shelving. Airing cupboard with slatted shelving, central heating controls and housing gas combination boiler.

Bedroom 3

PVC double glazed window to front. Coved and textured ceiling. Radiator.

Bathroom

PVC double glazed window to rear. Coved and textured ceiling. Radiator. Fitted with a four piece suite comprising toilet. Wash hand basin set in vanity unit with storage. Bath with mixer tap and separate shower attachment. Shower cubicle with fitted thermostatic shower over with rainfall shower head and further shower attachment.

Outside

The front of the property has a lawn are with mature shrubs and trees. Side access gate leading to the rear. There is a driveway providing off road parking.
The rear garden is mainly laid to lawn with a wide range of mature shrubs and trees. Patio areas. Raised shrub borders. External lighting. Cold water tap. Wooden garden shed.

Garage

Electric roller door. Power and light connected. Electric consumer unit. Gas meter. Cold water tap.

Property Postcode

For location purposes the postcode of this property is: PE12 6BA

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: British Gas
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.
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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 - 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: D68

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.

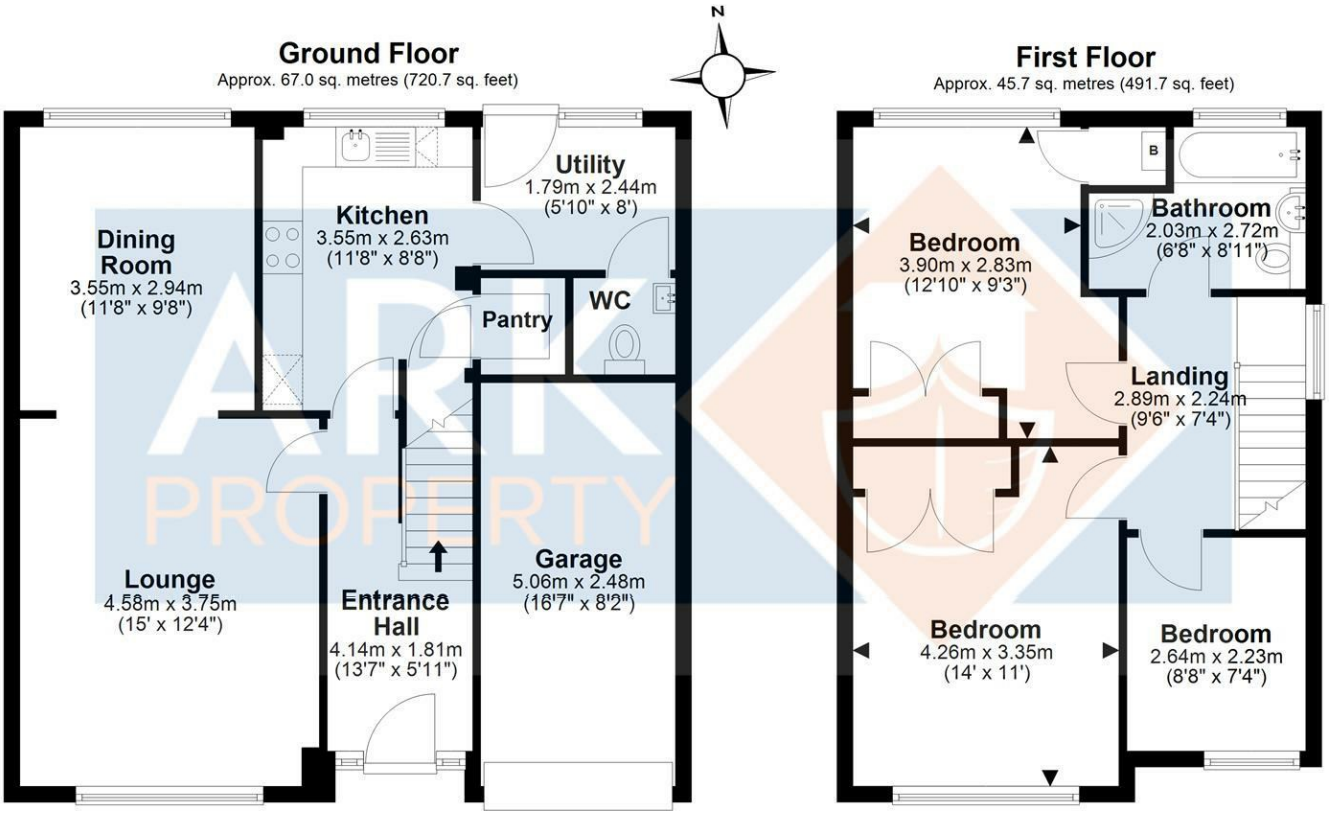
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

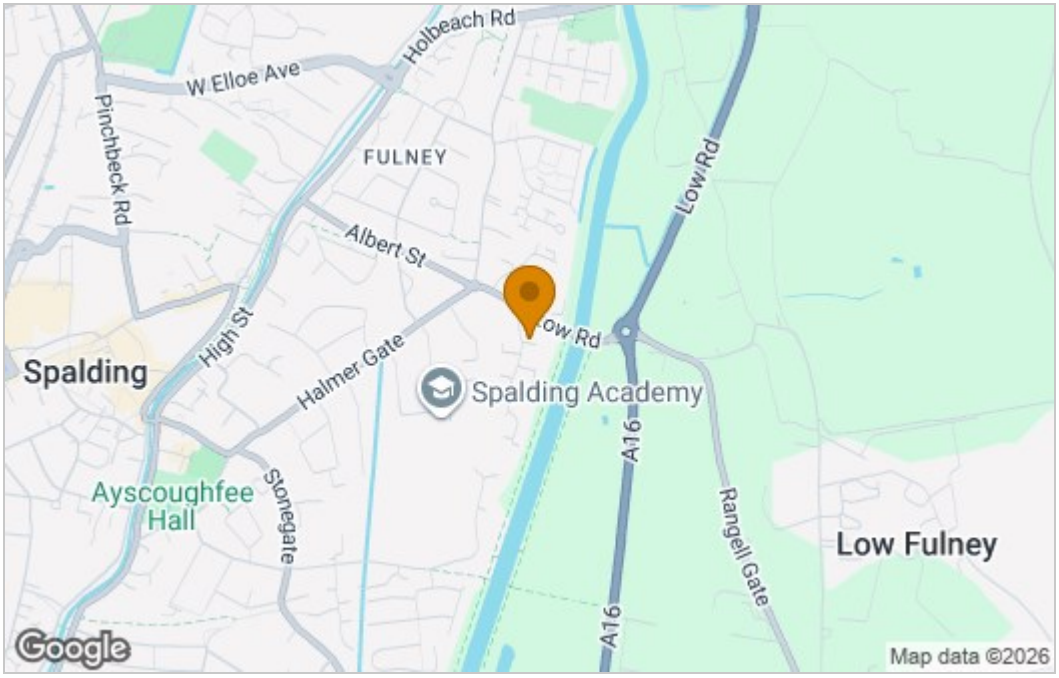
Floor Plan



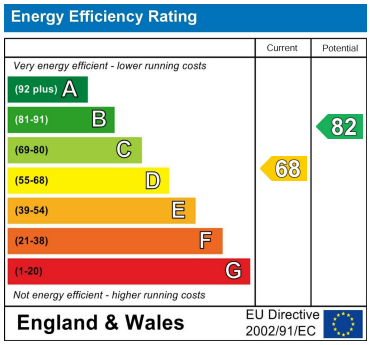
Total area: approx. 112.6 sq. metres (1212.4 sq. feet)

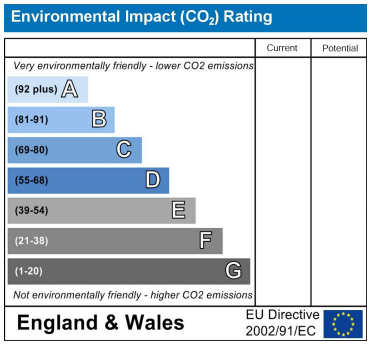
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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