



## 13 Westbourne Gardens, Spalding, PE11 2RF

**£525,000**

- Popular location
- Within easy access of the town centre and amenities
- Double garage with large driveway
- Modern garden room overlooking garden
- Fantastic flowing layout
- Internal study with external office
- Landscaped rear garden
- Kitchen opening to garden room
- Underfloor heating downstairs
- Register with Ark today to get on our mailing list

## Rare Opportunity to Purchase a Beautiful Family Home with Outstanding Kerb Appeal

Situated on the highly sought after Westbourne Gardens, just off Cowbit Road and within easy reach of Spalding town centre, this impressive four-bedroom family home offers generous living space and a wonderful layout throughout.

Westbourne Gardens is one of those desirable roads where opportunities are few and far between, making this a property not to be missed.

The ground floor provides excellent accommodation with three versatile reception rooms, creating a lovely flow for both family life and entertaining. A stunning modern garden room overlooks the established rear garden, providing the perfect space to relax and enjoy the surroundings.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from a stylish contemporary en-suite and a practical dressing room, adding a touch of luxury to everyday living.

With its attractive kerb appeal, spacious accommodation and enviable location, this exceptional home presents a rare opportunity for families looking to settle in one of Spalding's most popular areas.

Early viewing is highly recommended – don't miss out on the chance to make this wonderful home your own.

### Entrance Porch

Double doors to front. Door with glazed side panels leading to entrance hall.

### Entrance Hall 14'8" x 7'8" (4.49m x 2.36m)



Stairs to first floor landing. Understairs storage cupboard. Double door storage cupboard. Under floor heating.



### Lounge 23'1" x 12'11" (7.05m x 3.95m)



Two windows to front. Patio doors to rear leading to the open plan living area. Feature fireplace with surround. Under floor heating.



**Open Plan Living 12'4" x 18'9" (3.77m x 5.74m)**



**Dining Room 11'4" x 11'4" (3.46m x 3.46m)**



Orangery vaulted roof. Bi-fold doors leading to the garden. Window to side. Log burner with tiled surround and hearth. Under floor heating.

**Kitchen/Breakfast Room 19'5" x 13'2" (5.92m x 4.03m)**



Two windows to front. Under floor heating.



Windows to rear. Tiled flooring with under floor heating. Matching base and wall units with roll top work surface over. Spot lighting. Island unit with cupboard space beneath. Electric hob with extractor hood over. Two built in ovens, one is a steam oven. Sink with drainer and mixer tap. Integrated microwave. Space for fridge freezer. Integrated dishwasher.



**Utility Room 8'0" x 6'10" (2.44m x 2.10m)**



Door and window to side. Tiled flooring with under floor heating. Extractor fan. Matching base and wall units with roll top work surface over. Stainless steel sink with drainer and mixer tap. Space for tumble dryer and washing machine. Tiled splashback.

**Cloakroom**



Tiled flooring with under floor heating. Extractor fan. Toilet. Wash hand basin. Tiled splash back.

**Office 7'10" x 7'11" (2.41m x 2.43m)**



Window to rear. Under floor heating.

**First Floor Landing 17'8" x 7'8" (5.41m x 2.36m)**



Window to front. Radiator. Loft access. Airing cupboard with shelving and hot water cylinder.

**Bedroom 1 14'7" x 12'11" (4.45m x 3.96m)**



Two windows to front. Radiator. Opening to dressing area.



**Dressing Area 8'2" x 6'3" (2.49m x 1.92m)**



Window to rear. Radiator.

**En-suite 8'1" x 6'3" (2.47m x 1.93m)**



Window to rear. Vinyl flooring. Heated towel rail. Spot lighting. Toilet. Double wash hand basin set in vanity unit. Shaver point. Tiled walls. Double shower cubicle with shower over.

**Bedroom 2 13'0" x 12'11" (3.97m x 3.96m)**



Window to rear. Radiator.

**Bedroom 3 11'4" x 11'4" (3.46m x 3.46m)**



Two windows to front. Radiator.

**Bedroom 4 7'10" x 9'6" (2.41m x 2.92m)**



Window to rear. Radiator.

**Bathroom 8'2" x 6'0" (2.49m x 1.84m)**



Window to side. Radiator. Wash hand basin set in vanity unit. Extractor fan. Heated towel rail. Toilet. Shower cubicle with shower over. Panelled bath with taps over. Tiled splashback.



**Outside**



The front of the property has a block paved

driveway giving off road parking.  
The rear garden is enclosed by timber fencing.  
Lawn area. Patio area.



### Outside Office



### Double Garage 18'2" x 15'9" (5.56m x 4.81m)

Vehicular door to front. Power and light connected.  
EV charging point. Pedestrian door and window to rear. Boiler.

### Property Postcode

For location purposes the postcode of this property is: PE11 2RF

### Location

Spalding is a historic market town in Lincolnshire, best known for its rich agricultural heritage and long standing connection to the flower industry. Once regarded as the heart of the UK's bulb-growing trade, the town was famous for its annual Spalding Flower Parade, a spectacular event celebrating the region's tulip-growing history. After a hiatus, the parade made a highly anticipated return, bringing vibrant floral displays, community spirit, and visitors from across the country to enjoy this cherished tradition and will now hopefully be a regular thing for the town,

Beyond its historical significance, Spalding offers excellent schooling with its many Primary Schools including Ayscoughfee Hall Independent Preparatory School, additionally Grammar Schooling is provided by the high performing Girls Spalding High School and the Boys Spalding Grammar School, all of which are a few minutes walk from Langtoft House.

Spalding offers a blend of history and cultural heritage with modern facilities. Traditional attractions such Ayscoughfee Hall with its lovely gardens and newly re-furbished tennis courts sits comfortably with the more modern additions such as the South Holland Centre that showcases live shows and cinema facilities, the Water Taxis to Springfields Shopping Centre. In addition, Spalding offers access to fast rail services to London, with the train station and all the amenities being a short walk from Cowbit Road.

These facilities are to be further enhanced by the addition of a state of the art sports and leisure complex which will be developed over the next two years offering top tier facilities for fitness, social activities, and community events.

This exciting addition will enhance the town's amenities, making it even more appealing for families and professionals seeking a well-balanced lifestyle. Spalding offers a unique and thriving environment—perfect for those looking to enjoy the charm of a market town with the benefits of contemporary living.

### 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: E  
Annual charge: No  
Property construction: Brick built  
Electricity supply: Octopus Energy for both electricity and mains 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.

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 Double 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: C76

### 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

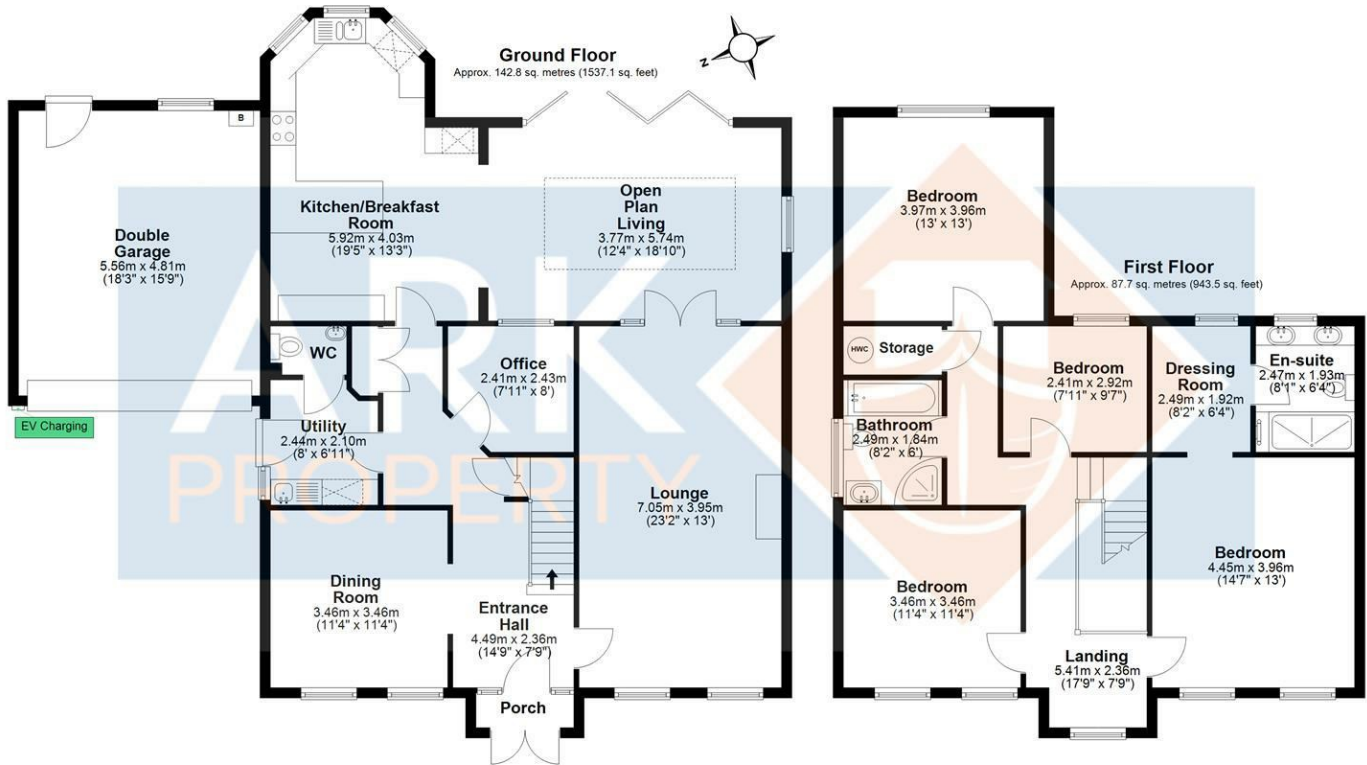
We can also offer full Financial and Solicitor services.

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.

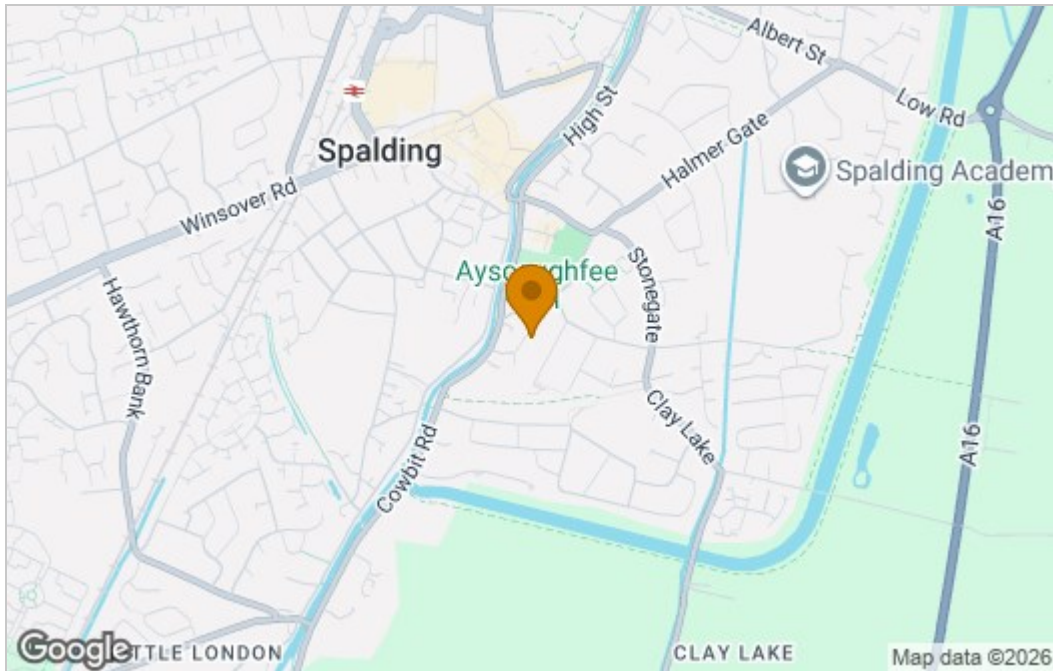
## Floor Plan



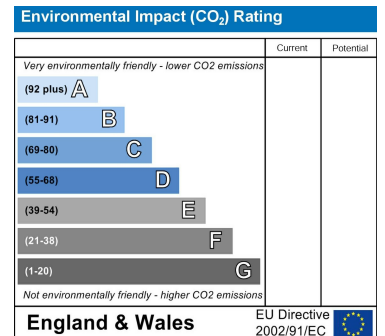
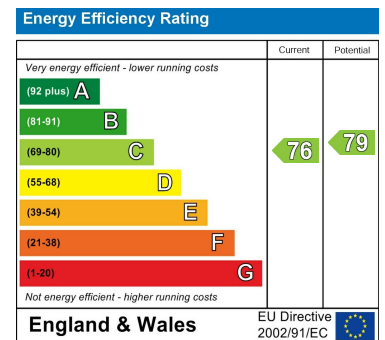
Total area: approx. 230.5 sq. metres (2480.7 sq. feet)

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

## Area Map



## Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

