ARK PROPERTY

1 Cook Drive, Spalding, PE11 2FP

£310,000

- Four bedroom detached family home
- Cul-de-sac location
- Bay-fronted lounge & separate dining room
- En-suite bedroom & family bathroom
- Good-sized garden & integral double garage with utility area
- No onward chain

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Situated in a desirable cul-de-sac location on Cook Drive, this well-proportioned four bedroom detached house offers excellent family accommodation and is available with no onward chain.

The ground floor comprises a welcoming entrance hall with downstairs WC, a bay-fronted lounge, separate dining room and a fitted kitchen. Upstairs, there are four well-proportioned bedrooms, including a bedroom with en-suite, together with a family bathroom.

Externally, the property benefits from a good-sized garden, providing an ideal outdoor space for families and entertaining. Further benefits include an integral double garage with utility area, offering excellent storage and practical additional space.

An appealing family home combining generous accommodation, useful amenities and a convenient cul-de-sac position.

Entrance Hall

Double glazed entrance door. Coving to skimmed ceiling. PVC double glazed window to side. Radiator. Stairs to first floor landing. Under stairs storage cupboard. Doors to cloakroom, lounge, dining room and garage.

Lounge 21'7" x 11'4" (6.60m x 3.47m)

PVC double glazed bay window to front. Coving to skimmed ceiling. Two radiators. Sliding door to rear. Double doors opening to dining room.

Dining Room 11'6" x 8'1" (3.53m x 2.47m)

PVC double glazed window to rear. Coving to skimmed ceiling. Radiator.

Kitchen 11'6" x 10'8" (3.53m x 3.26m)

PVC double glazed window to rear. Double glazed door to side. Skimmed ceiling. Radiator. Tiled flooring. Fitted with a matching range of base and eye level units with roll edge work surfaces and tiled splash backs. Four ring gas hob with integrated electric oven and grill under. Extractor hood. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine/dishwasher. Wall mounted mains gas central heating boiler.

Cloakroom

PVC double glazed window to side. Skimmed ceiling. Radiator. Close coupled toilet. Wall mounted wash hand basin with chrome taps.

First Floor Landing

Skimmed ceiling. Loft access. Built in double door airing cupboard with fitted shelving and hot water cylinder. Doors to bedrooms and bathroom.

Bedroom 1 11'7" (excl cupboard) x 11'4" (3.54m (excl cupboard) x 3.47m)

PVC double glazed bay window to front. Skimmed ceiling. Radiator. Built in 5 door wardrobes with built in shelving and hanging rail. Door to en-suite.

En-suite 5'10" x 7'4" (1.80m x 2.25m)

PVC double glazed window to front. Skimmed ceiling. Radiator. Shaver point. Fitted shower cubicle with sliding door and Mira shower. Close coupled toilet. Wash hand basin with built in storage under.

Bedroom 2 12'0" x 9'10" (3.66m x 3.01m)

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

Bedroom 3 9'5" x 9'9" (2.88m x 2.99m)

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

Bedroom 4 7'10" x 11'6" (2.39m x 3.53m)

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

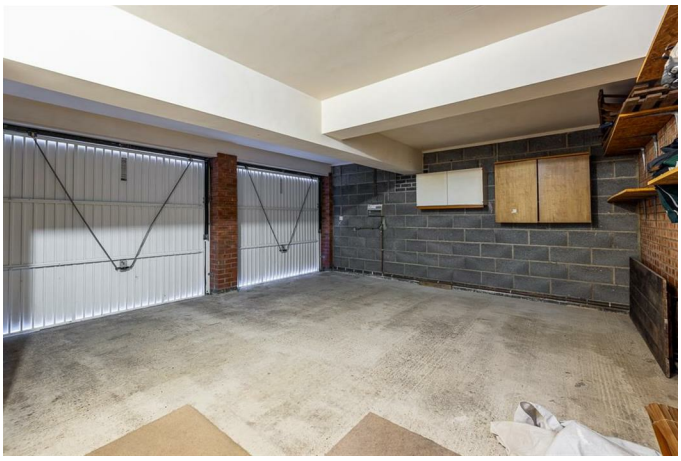
Bathroom 6'3" x 7'5" (1.93m x 2.28m)

PVC double glazed window to rear. Skimmed ceiling. Extractor fan. Radiator. Shaver point. Fitted panel bath with chrome mixer tap, Mira shower and shower screen. Close coupled toilet. Pedestal wash hand basin.

Outside

The front of the property has a driveway providing off road parking and leads to the double garage. Lawn area which could be reconfigured for additional parking. Block paved pathway to front door. Side gated access to the rear garden.
The rear garden is enclosed by timber fencing. Laid to lawn. Patio seating area. Outside light. Cold water tap.

Double Garage 17'1" x 19'4" (5.21m x 5.90m)



Twin manual up and over doors to front. Power and light connected. Wall mounted electric consumer unit. Fitted shelving. Fitted base unit with worktop space and tiled splash back. Space and plumbing for washing machine/dishwasher.

Property Postcode

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

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: D
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 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: 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.

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

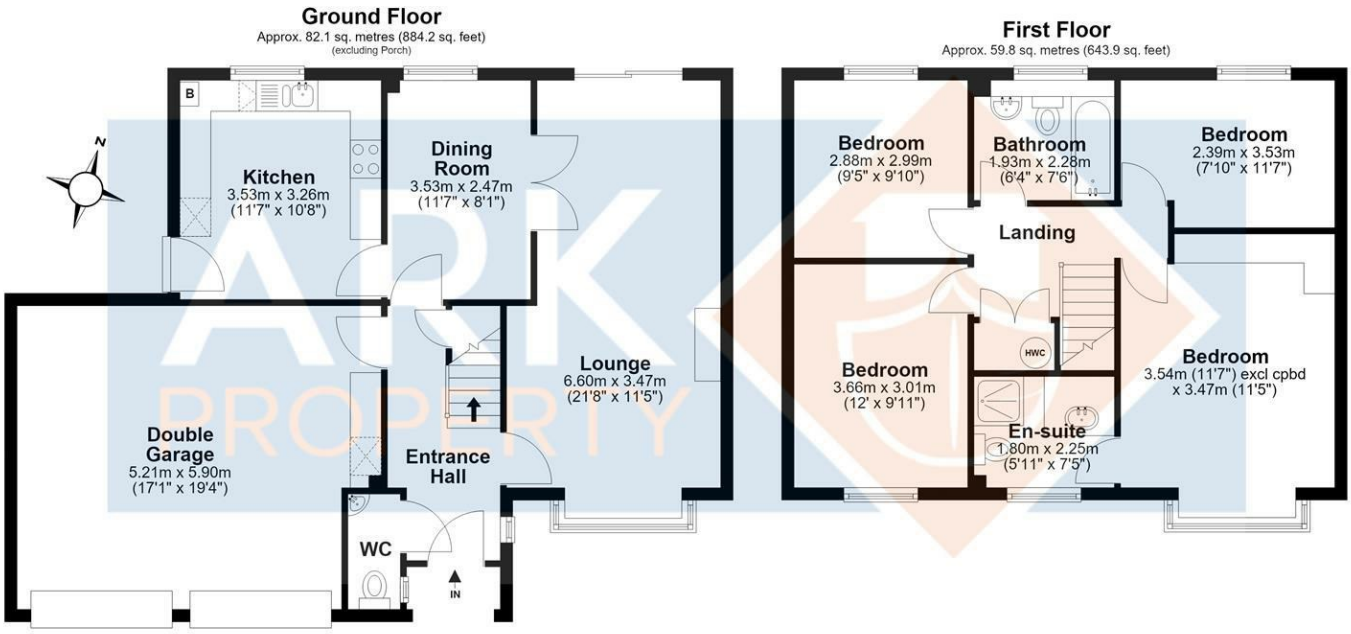
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive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

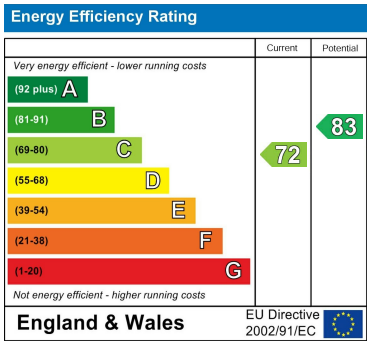


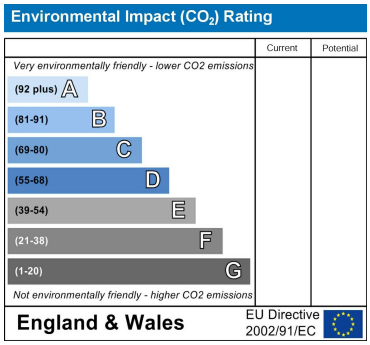
Total area: approx. 142.0 sq. metres (1528.1 sq. feet)

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

Area Map

Energy Efficiency Graph





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