



31 Clay Lake, Spalding, PE11 2QG

£279,500

- Unique design
- Located within a short walk of local schools and amenities
- Three double bedrooms
- En-suite to main bedroom
- Gated driveway to front
- Well presented throughout
- Great flowing layout
- Two reception rooms plus conservatory
- Private rear garden
- No forward chain

A unique chalet-style home offering an incredible amount of space, ideally located on Clay Lake. This distinctive property features a stunning vaulted entrance that leads into a bright, spacious, and beautifully flowing ground floor.

Upstairs are three generous double bedrooms, with the main bedroom benefiting from its own en-suite. The home has been exceptionally well maintained and offers a warm, welcoming feel throughout. Interested in seeing more? Book your viewing today.

Entrance Hall 10'9" x 9'7" (3.30m x 2.94m)



Feature vaulted ceiling. UPVC double glazed window to front. Radiator. Under stairs storage cupboard. Built in storage cupboard with sliding doors. Stairs leading to the first floor.

Cloakroom



UPVC double glazed window to side. Toilet with push button flush. Wash hand basin. Partially tiled walls. Radiator.

Lounge 14'11" x 14'11" (4.57m x 4.56m)



UPVC double glazed window to the rear. French doors with glazed side panels leading to the rear garden. Feature fireplace. Radiator. Carpeted.

Kitchen/Breakfast Room 13'5" x 9'10" (4.09m x 3.00m)



Two UPVC double glazed windows to front. Matching base and eye level units with work surface over. Sink unit with drainer with mixer tap. Integrated double oven and grill. Five ring gas hob and extractor hood over. Tiled floor. Space for American style fridge freezer. Space and plumbing for dishwasher. Radiator.

Utility Room 11'3" x 4'0" (3.45m x 1.24m)



UPVC double glazed window to front. Matching, base and eye level units with work surface over. Wall mounted Vissemann gas boiler. Space and plumbing for washing machine. Space for tumble dryer. Tiled floor. Radiator. Extractor fan. Wooden stable door to side.

Dining Room 14'11" x 10'2" (4.57m x 3.11m)



UPVC double glazed window to side. Radiator. French doors with glazed side panels leading to conservatory.

Conservatory 10'4" x 10'6" (3.17m x 3.22m)



Brick and UPVC construction. UPVC double glazed French doors to the rear garden.

First Floor Landing 5'2" x 8'5" (1.58m x 2.57m)



Radiator. Doors to bedrooms and bathroom. Carpeted.

Bedroom 1 12'6" x 12'9" (3.82m x 3.91m)



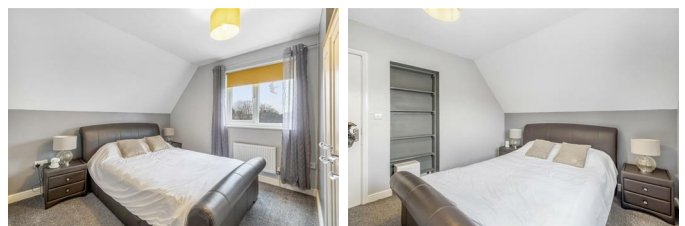
Two UPVC double glazed windows to front. Radiator. Carpeted.

En-suite 5'1" x 7'7" (1.55m x 2.32m)



UPVC double glazed window to side. Toilet with push button flush. Wash hand basin with mixer tap over. Fully tiled shower cubicle with rainfall head and mixer shower over. Wall mounted heated towel rail. Tiled floor. Extractor fan.

Bedroom 2 10'3" x 11'9" (3.14m x 3.59m)



UPVC double glazed window to rear. Radiator. Carpeted.

Bedroom 3 10'3" x 10'5" (3.14m x 3.18m)

UPVC double glazed window to rear. Radiator. Loft access. Carpeted.

Bathroom 7'8" x 6'1" (2.36m x 1.87m)

UPVC double glazed window to side. Pedestal wash basin. Toilet with push button flush. Panelled bath with mixer tap and electric mixer shower on a sliding adjustable rail. Extractor fan. Shaver point. Tiled floor. Partially tiled walls. Wall mounted heated towel rail.

Outside

The front is enclosed by panelled fencing and a bespoke metal gates opens onto the larger than

average gravel driveway giving off road parking for numerous vehicles. Lawn area to the front. Outside tap. Outside lighting. Pathway leading to front door with courtesy lighting.

Side gate to the right of the property which leads to a log store.

The rear garden is enclosed by timber fencing. Established trees and shrubs. Lawn area. Extended patio seating area. Decking area for hot tub. Three sheds, one has power connected.

Property Postcode

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

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: Octopus Energy

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 (gated)
 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: C77

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

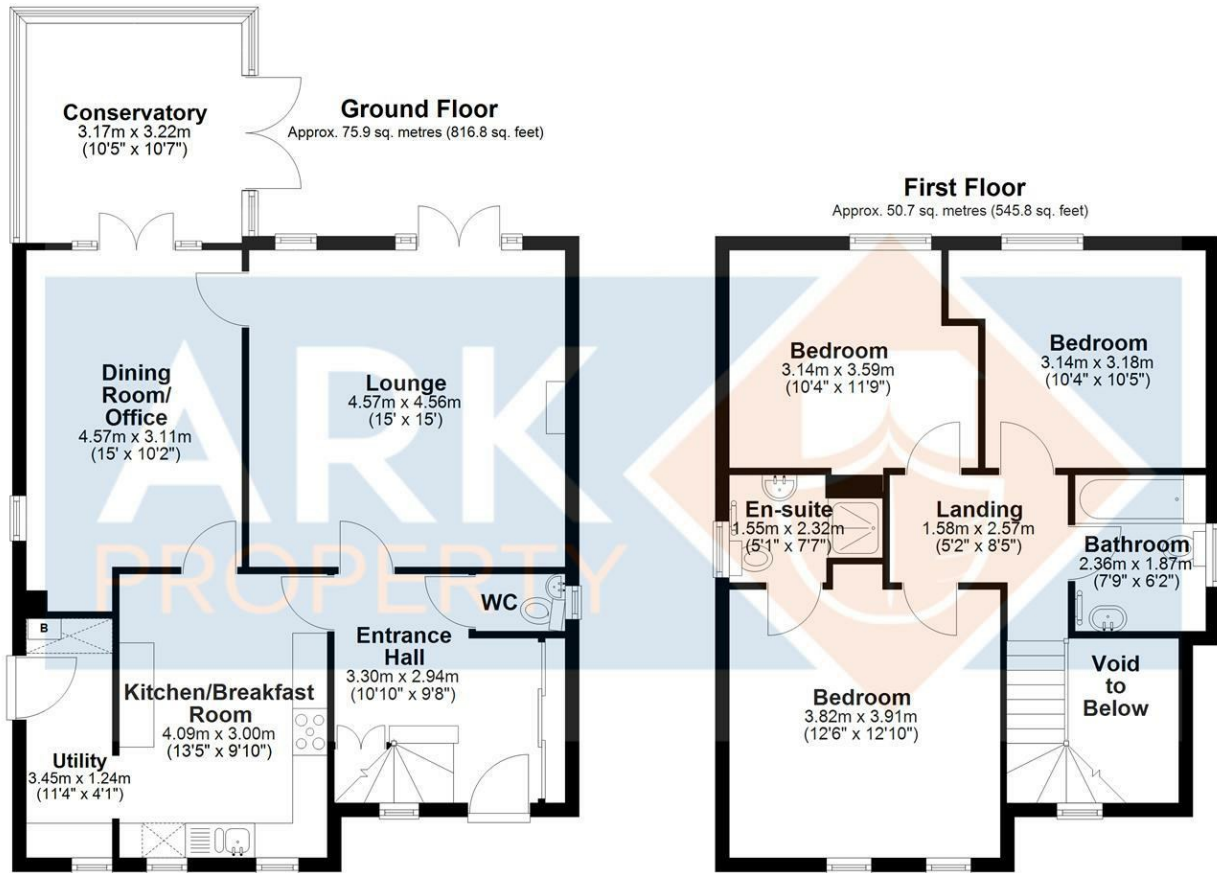
We can also offer full Financial and Solicitor services.

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

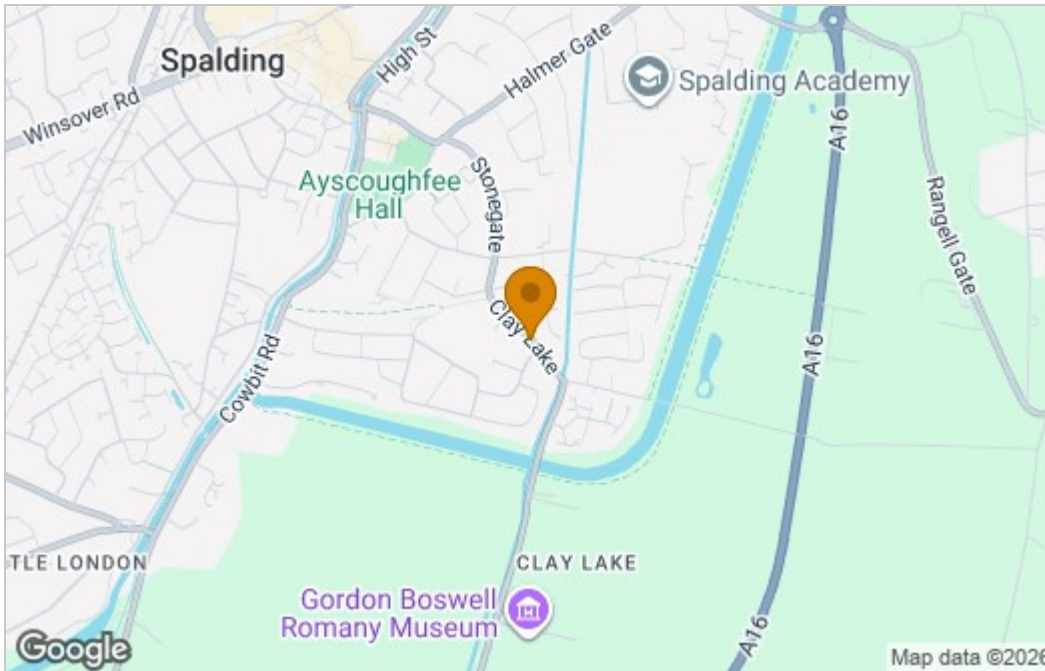


Total area: approx. 126.6 sq. metres (1362.6 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.

Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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