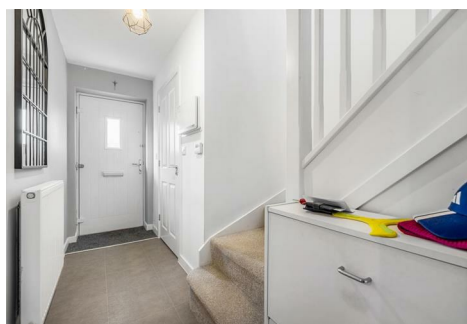




11 Trent Close, Spalding, PE11 1YW

£217,000

- Spacious three-bedroom semi-detached home, ideal for families, first-time buyers, or investors
- Pleasantly situated at the end of a quiet cul-de-sac on Trent Close in Spalding
- Generous principal bedroom benefitting from a modern ensuite shower room
- Convenient ground floor WC alongside a well-planned layout for modern family living
- Driveway providing two off-road parking spaces together with an enclosed rear garden
- Ideally located close to Wygate Park Academy, local amenities, transport links, and nearby recreational areas

Situated at the end of a quiet cul-de-sac on Trent Close in Spalding, this well-presented three-bedroom semi-detached home offers spacious and modern living ideal for families and first-time buyers alike. Conveniently located close to Wygate Park Academy, local amenities, and nearby recreational areas, the property enjoys a highly desirable residential setting.

Internally, the accommodation benefits from a welcoming lounge, a modern kitchen/diner, downstairs WC, three well-proportioned bedrooms, including a principal bedroom with ensuite shower room, and a family bathroom. Externally, the property offers an enclosed rear garden together with two off-road parking spaces.

Entrance Hall



Composite glazed entrance door. Vinyl flooring with mat well. Radiator. Skimmed ceiling. Stairs to first floor. Wall mounted electrical consumer board.

Cloakroom



PVC double glazed window to side. Skimmed ceiling. Vinyl flooring. Radiator. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap. Tiled splash back.

Lounge 15'6" x 10'8" (4.74m x 3.27m)



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



Kitchen 10'0" x 17'7" (3.05m x 5.38m)

PVC double glazed window to rear. French doors leading out to garden. Skimmed ceiling. Recessed spot lights. Radiator. Vinyl flooring. Built in storage cupboard. Wall mounted gas central heating boiler. Fitted with a matching range of base and eye level units with worktop over and matching upstands. Integrated fridge freezer, washing machine, dishwasher. Four ring gas hob with stainless extractor hood over. Built in oven and grill under. Sink unit with drainer and mixer tap.

**First Floor Landing 10'4" x 6'2" (3.16m x 1.90m)**

PVC double glazed window to side. Skimmed ceiling. Loft access. Built in double door storage cupboard with slatted shelving. Doors to bedrooms and bathroom.

Bedroom 1 9'7" x 10'3" (2.93m x 3.14m)

PVC double glazed window to front. Skimmed ceiling. Radiator. Built in double door wardrobe with fitted shelf and hanging rail. Door to en-suite.



Bedroom 2 9'2" x 9'11" (2.80m x 3.03m)



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

En-suite 4'5" x 8'3" (1.35m x 2.54m)



Skimmed ceiling. Recessed spot lights. Extractor fan. Radiator. Vinyl flooring. Shaver point. Fitted tiled shower enclosure with glass sliding door and electric shower. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap. Tiled splash back.

Bedroom 3 8'9" x 7'6" (2.68m x 2.29m)



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

Bathroom 6'2" x 7'0" (1.88m x 2.15m)

PVC double glazed window to front. Skimmed ceiling. Recessed spot lights. Heated towel rail. Vinyl flooring. Panelled bath with shower over. Close coupled toilet with push button flush. Wash hand basin with chrome mixer tap. Tiled splash backs.

Outside

To the front of the property there is a pathway leading to front door. Allocated off road parking and side gated access leading to the rear garden. The rear garden is enclosed by timber fencing. Laid to lawn. Sandstone patio seating area. Further slab base for shed or similar. Outside lighting, power points and cold water tap available.

**Property Postcode**

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

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

This property is awaiting a Help to Buy RICS valuation.

Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: Annual charge paid to RMG Management Company, £99.84 per year. Please confirm charges with your solicitor, prior to purchase.

Property construction: Brick built

Electricity supply: Eon Next

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: Allocated parking

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: B84

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.

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

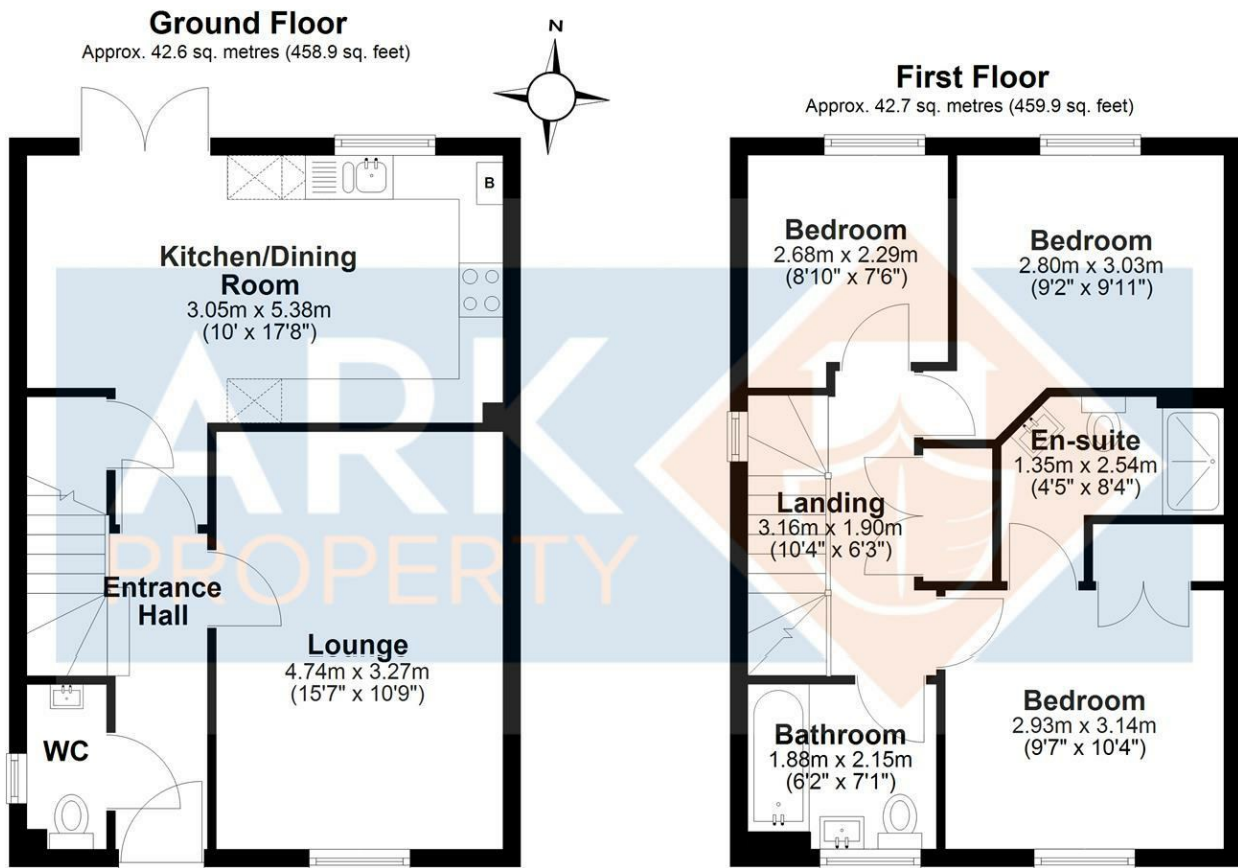
We can also offer full Financial and Solicitor services.

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.

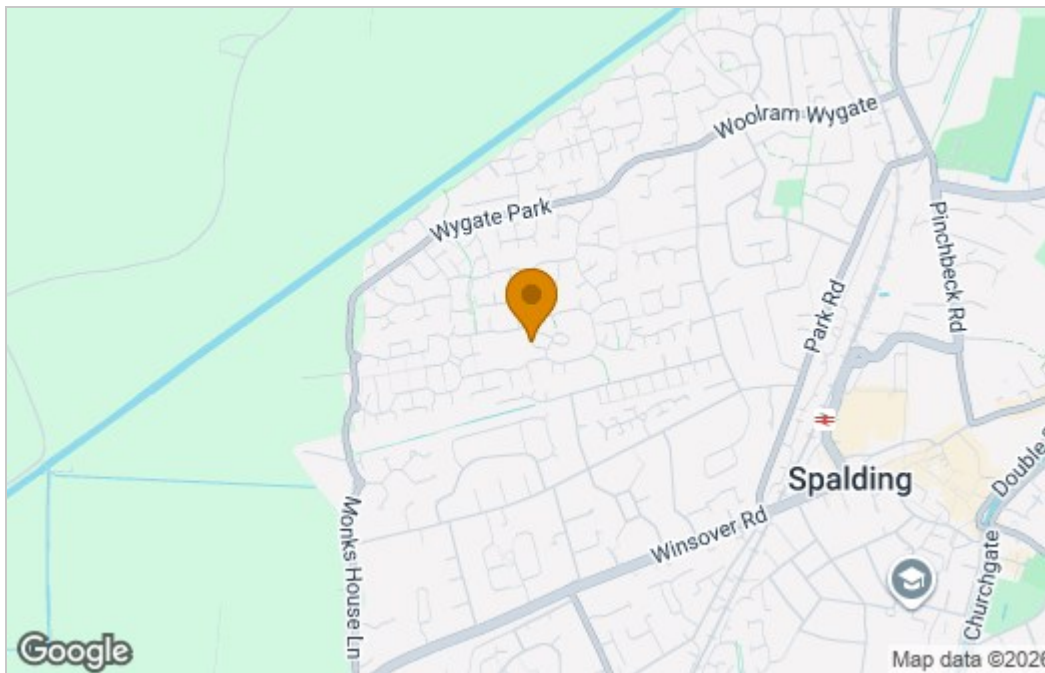
Disclaimer

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.

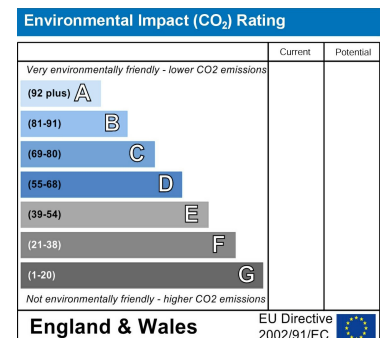
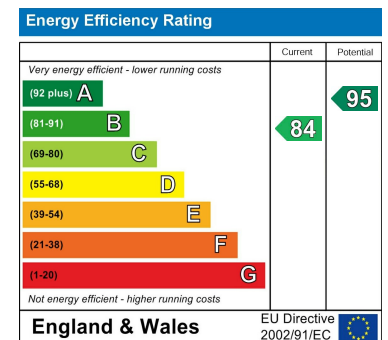
Floor Plan



Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

