ARK PROPERTY

4 Chiltern Drive, Spalding, PE11 2DD

£249,000

- Popular estate location
- Within easy access of town and other amenities
- Traditional layout
- Nice size rear garden
- No forward chain

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Within a short walk of the town centre, this traditional Allison design home has always been a popular choice with local buyers. Appealing to a wide range of purchasers, the property offers excellent potential for those looking to put their own stamp on a home.

Located on the popular Ladywood Estate, it is perfectly positioned for easy access to the town centre and local amenities. Retaining its original layout, this property provides a fantastic opportunity for anyone looking for a house they can truly make their own.

Why not purchase a traditional Allison home and transform it into something special?

Entrance Porch

UPVC door to front with glazed side panels. Door to entrance hall.

Entrance Hall 12'4" x 5'10" (3.76m x 1.79m)

Radiator. Stairs to first floor landing.

Lounge 15'3" x 12'4" (4.66m x 3.78m)

UPVC window to front. Feature fireplace with surround. Radiator. Laminate wood flooring.

Dining Room 11'5" x 9'9" (3.48m x 2.99m)

UPVC window to rear. Radiator. Laminate wood flooring.

Kitchen 11'5" x 8'4" (3.49m x 2.56m)

UPVC window to rear. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Tiled splash back. Four ring gas hob with extractor hood over. Built in oven and grill under. Space and plumbing for dishwasher. Space for fridge/freezer. Radiator. Tiled flooring. Pantry with shelving.

Utility Room 5'10" x 7'6" (1.79m x 2.29m)

UPVC window and door to rear. Space and plumbing for washing machine and tumble dryer. Radiator. Tiled flooring.

Cloakroom

UPVC window to side. Toilet. Wash hand basin. Tiled walls. Tiled floor. Radiator.

First Floor Landing 9'1" x 7'5" (2.79m x 2.27m)

UPVC window to side. Radiator. Loft access.

Bedroom 1 14'1" x 10'11" (4.30m x 3.34m)

UPVC window to front. Radiator.

Bedroom 2 12'8" x 10'11" (3.87m x 3.34m)

UPVC window to rear. Radiator. Airing cupboard housing boiler.

Bedroom 3 7'5" x 7'5" (2.28m x 2.28m)

UPVC window to front. Radiator.

Bathroom 6'9" x 7'4" (2.06m x 2.25m)

UPVC window to rear. Shower cubicle with rainfall head and separate shower attachment. Wash hand basin set in vanity unit. Toilet. Fully tiled walls. Radiator. Tiled flooring.

Outside

The front of the property has a gravel area providing off road parking and a driveway leading to the single garage. Side gated access to the rear garden.
The rear garden is enclosed by timber fencing and hedging. Lawn area. Patio seating area. Timber shed.

Garage 16'8" x 8'1" (5.10m x 2.48m)

Up and over vehicular door to front. Power and light connected.

Property Postcode

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

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: Eon
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 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: TBC

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

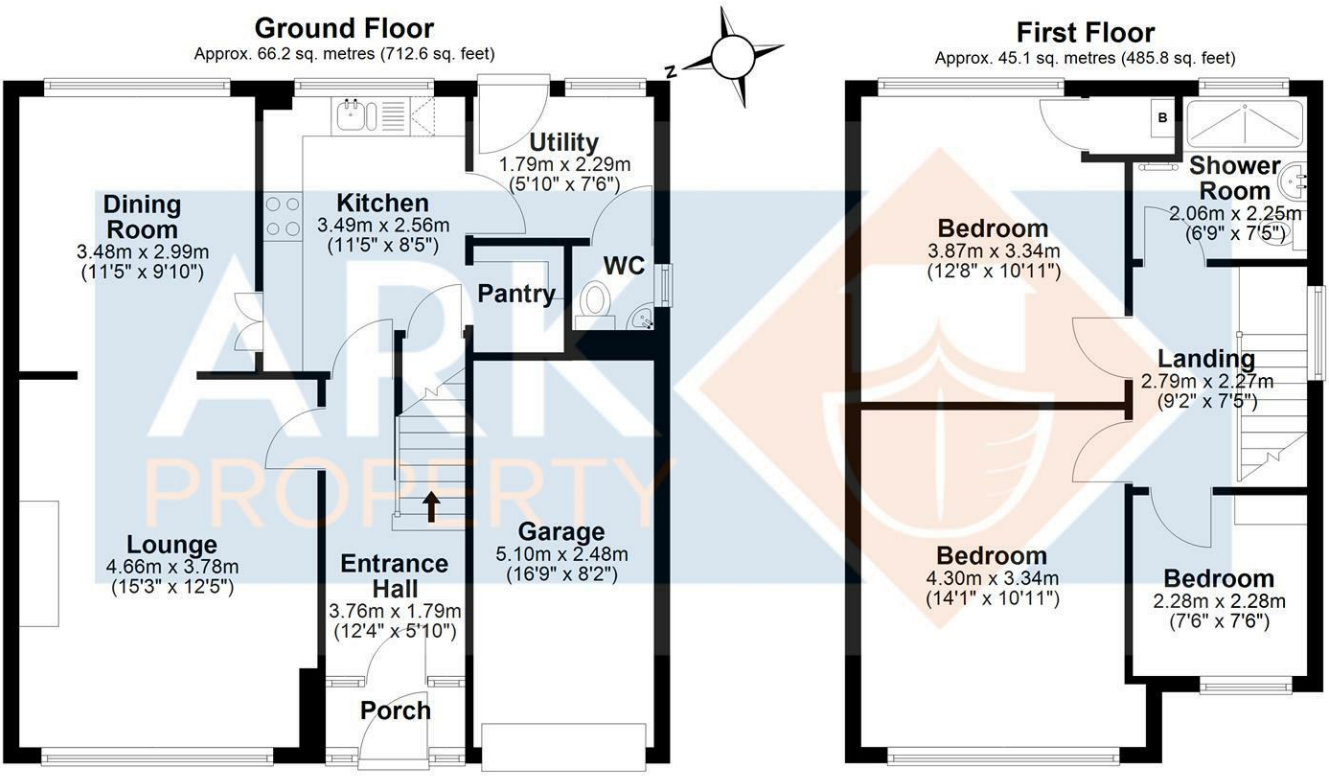
We can also offer full Financial and Solicitor services.

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.

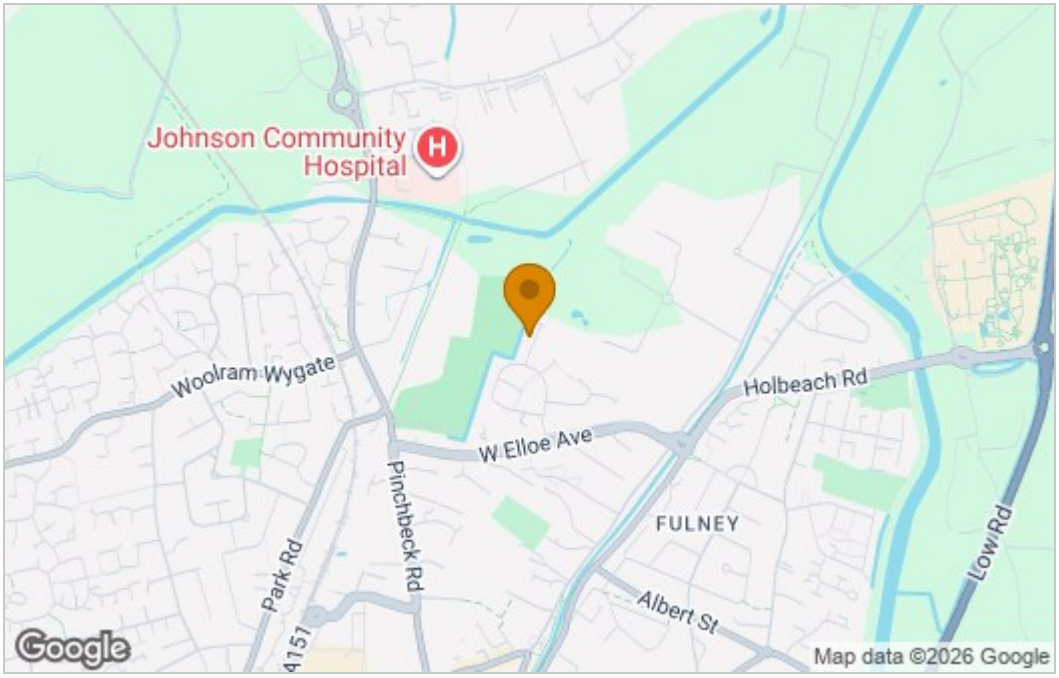
Floor Plan



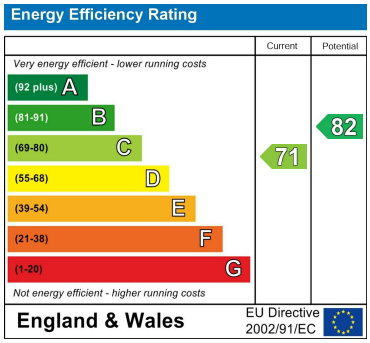
Total area: approx. 111.3 sq. metres (1198.4 sq. feet)

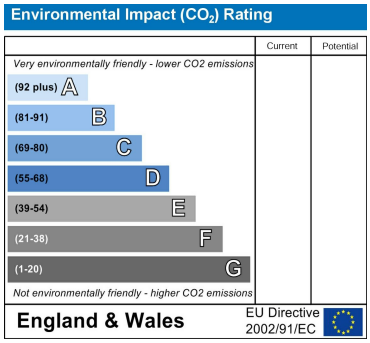
All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form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

Area Map



Energy Efficiency Graph





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