ARK PROPERTY









102 Tyne Close, Spalding, PE11 3DN

£215,000

- Three-bedroom semi-detached home
- End of cul-de-sac position
- Open-plan kitchen and living accommodation
- Principal bedroom with en-suite
- Off-road parking to the front
- Enclosed, low-maintenance rear garden

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

A modern three-bedroom semi-detached home, ideally positioned at the end of a quiet cul-de-sac in Spalding.

This well-presented property offers contemporary open-plan living accommodation and is ideally suited to first-time buyers, couples or families.

The ground floor comprises an entrance hall with useful WC and a spacious open-plan kitchen and living area, creating a sociable and versatile space for everyday living and entertaining.

Upstairs, the landing provides access to three bedrooms, with the principal bedroom benefiting from an en-suite, alongside a modern family bathroom.

Outside, the property offers off-road parking to the front, while the enclosed rear garden has been designed for low-maintenance living, providing a pleasant outdoor space to enjoy without extensive upkeep.

Entrance Hall



Composite entrance door. Skimmed ceiling. Laminate flooring. Radiator. Stairs to first floor landing. Door to WC and opening to living area.

Cloakroom



Skimmed ceiling with extractor fan. Vinyl flooring. Radiator. Fitted close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap. Tiled splashback.

Lounge 8'11" x 16'9" (2.73m x 5.11m)



PVC double glazed window to front and French doors to rear. Skimmed ceiling. Laminate flooring. Two radiators.





Kitchen/Dining Room 16'9" x 8'8" (5.11m x 2.65m)



PVC double glazed window to side. French doors to rear. Skimmed ceiling with recessed spotlights. Laminate and vinyl flooring. Radiator. Fitted with a matching range of base and eye level units with roll edge work surfaces and matching upstand. Four ring gas hob with stainless steel extractor hood over. Integrated eye level oven and grill. Stainless steel sink and drainer with chrome mixer tap. Integrated fridge freezer. Integrated washing machine. Space and plumbing for dishwasher. Wall mounted mains gas central heating boiler.

First Floor Landing



PVC double glazed window to side. Skimmed ceiling with loft access. Radiator. Built in airing cupboard with fitted shelving. Doors to bedrooms and bathroom.

Bedroom 1 9'7" x 10'5" (2.94m x 3.18m)



PVC double glazed window to front. Skimmed ceiling. Radiator. Two built in wardrobes with shelving and hanging rails. Door to ensuite.



En-suite 7'11" x 4'6" (2.42m x 1.38m)



PVC double glazed window to rear. Skimmed ceiling with recessed spotlights and extractor fan. Vinyl flooring. Wall mounted chrome heated towel rail. Shaver point. Fitted with a three piece suite comprising shower enclosure with electric shower and glass sliding door. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap.

Bedroom 2 9'8" x 8'11" (2.95m x 2.72m)



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

Bedroom 3 6'10" x 9'10" (2.10m x 3.02m)



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

Bathroom 6'9" x 6'3" (2.07m x 1.91m)



PVC double glazed window to front. Skimmed ceiling with recessed spotlights and extractor fan. Vinyl flooring. Wall mounted chrome heated towel rail. Fitted with a three piece suite comprising double ended bath with chrome mixer tap over and hand held shower attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap.

Outside



There is allocated off road parking for two vehicles to the front of the property and a pathway leading to the front door. Side gated access leads to the rear garden.

The rear garden is enclosed by timber fencing. Patio seating area and gravel area. There is outside lighting. Timber storage shed.



Property Postcode

For location purposes the postcode of this property is: PE11 3DN

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: A
Annual charge: £23 per month paid to RMG

Property construction: Brick built
Electricity supply: Eon
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: No
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: 2 allocated parking spaces
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: B82

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.

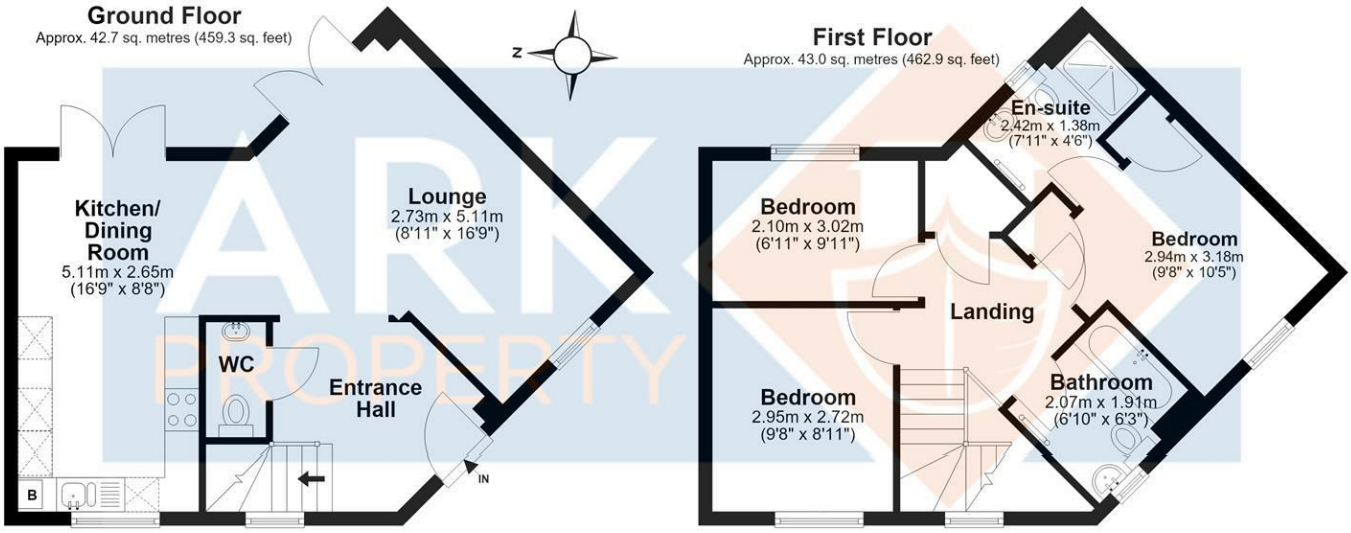
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

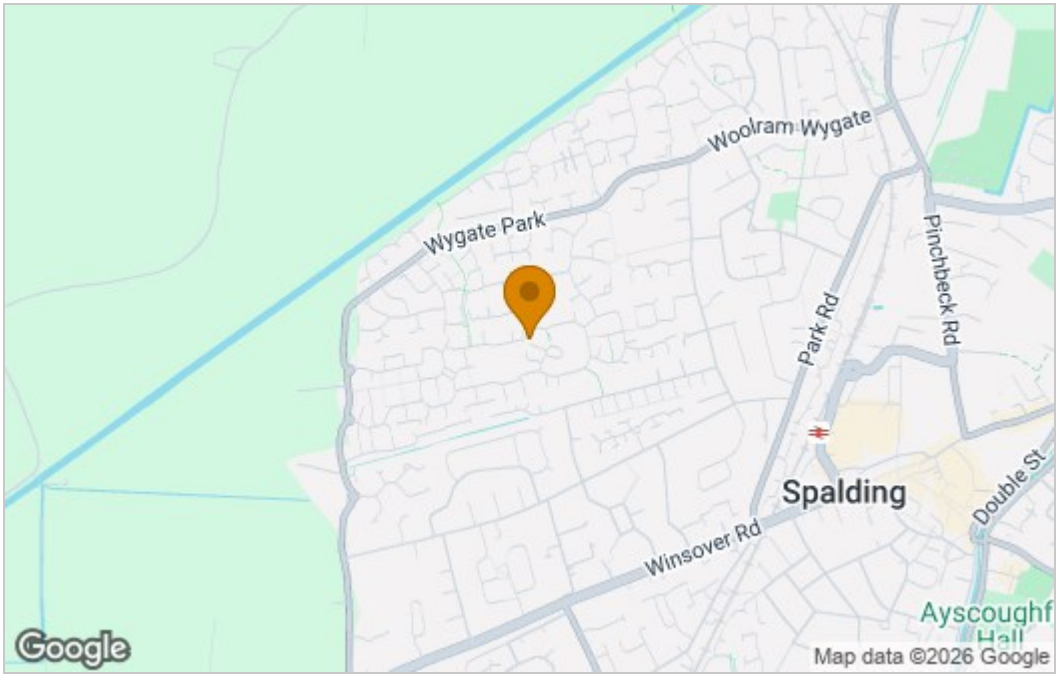
Floor Plan



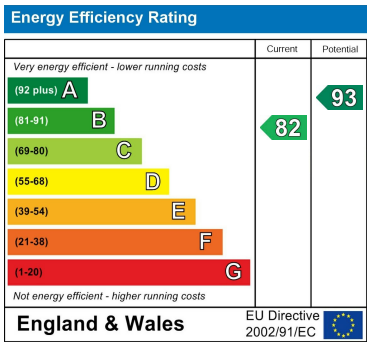
Total area: approx. 85.7 sq. metres (922.3 sq. feet)

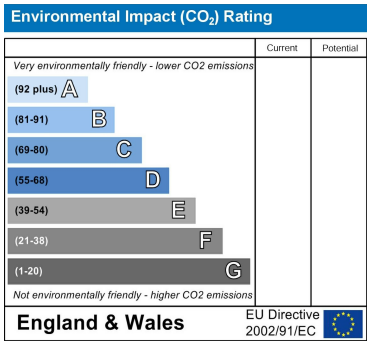
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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