ARK PROPERTY









4 Falcon Avenue, Deeping St Nicholas, PE11 3ZQ

£205,000

- Popular village setting
- Within a short walk of the local shop and school
- Landscaped rear garden
- Well presented throughout
- Open plan kitchen living area
- En-suite to main bedroom
- Driveway to side providing off road parking
- Ev charger
- Built circa 2023
- Register with Ark for all new listing

www.arkpropertycentre.co.uk
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6 New Road, Spalding, Lincolnshire PE11 1DQ

Built circa 2023, this beautifully presented modern three-bedroom property would make an ideal first home and is perfect for those looking to take their first step onto the property ladder.

Located in the popular village of Deeping St Nicholas, the property is ideally positioned for access to both Spalding and Market Deeping, offering a convenient location for commuters and local amenities.

Finished in a modern, neutral style throughout, the property has a bright and welcoming feel. The ground floor features a spacious open-plan kitchen and living area, creating a sociable and practical space for everyday living and entertaining.

Upstairs, there are three well-proportioned bedrooms, including a main bedroom, along with two modern bathrooms, providing excellent accommodation for a growing family or first-time buyer.

Presented to a high standard throughout and looking every bit as good as the photographs suggest, this is a home that really needs to be viewed to be fully appreciated.

Early viewing is highly recommended.

Entrance Hall



Composite entrance door to front. Storage cupboard. Radiator.

Cloakroom



Fitted with a two piece suite comprising pedestal wash hand basin. Tiled splashback. Toilet. Radiator. Extractor fan.

Kitchen 12'8" x 8'5" (3.87m x 2.57m)





PVC double glazed window to the front. Skimmed ceiling. Recessed spot lights. Fitted with a range of base and eye level units with roll edge worktops over and tiled splashbacks. Stainless steel sink with inset drainer and mixer tap over. Four ring gas hob with extractor hood over. Integrated eye level oven and grill. Integrated fridge/freezer. Integrated dishwasher. Space and plumbing for washing machine. Radiator. Tiled flooring.

Lounge 11'8" x 15'11" (3.58m x 4.86m)





PVC double glazed French doors with glazed side panels to garden. Skimmed ceiling. Half height wall panelling. Two radiators. Built in storage cupboard. Stairs leading to first floor landing. Vinyl flooring.

First Floor Landing



PVC double glazed window to side. Skimmed ceiling. Wall panelling. Built in over stairs storage cupboard. Radiator. Doors to bedrooms and bathroom.

Bedroom 1 10'9" x 8'3" (3.30m x 2.54m)



PVC double glazed window to rear. Skimmed ceiling. Radiator. Door to en-suite.

En-suite 4'3" x 8'3" (1.31m x 2.52m)



Skimmed ceiling. Recessed spot lights. Fitted with a three piece suite comprising walk in shower enclosure with glass sliding door and thermostatic bar shower. Pedestal wash hand basin. Close coupled toilet with push button flush. Partially tiled walls. Chrome heated towel rail. Extractor fan. Shaver point. Vinyl flooring.

Bedroom 2 9'0" x 8'3" (2.75m x 2.54m)



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

Bedroom 3 10'0" x 7'1" (3.05m x 2.18m)



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

Bathroom 5'5" x 7'2" (1.66m x 2.19m)



PVC double glazed window to front. Skimmed ceiling. Recessed spot lights. Fitted with a three piece suite comprising panel bath with chrome mixer tap and thermostatic bar shower and glass shower screen. Pedestal wash hand basin. Close coupled toilet with push button flush. Tiled walls. Chrome heated towel rail. Vinyl flooring. Shaver point.

Outside





The front has a small gravelled frontage with step leading up to the front door. There is a driveway to the side of the property providing off road parking. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing. Lawn area. Patio seating area. Outside cold water tap. Retractable awning.

Property Postcode

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

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: B
Annual charge: We have been advised there may be a maintenance charge per annum. Please get your legal advisor to confirm all charges prior to purchase.
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
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: C76

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.

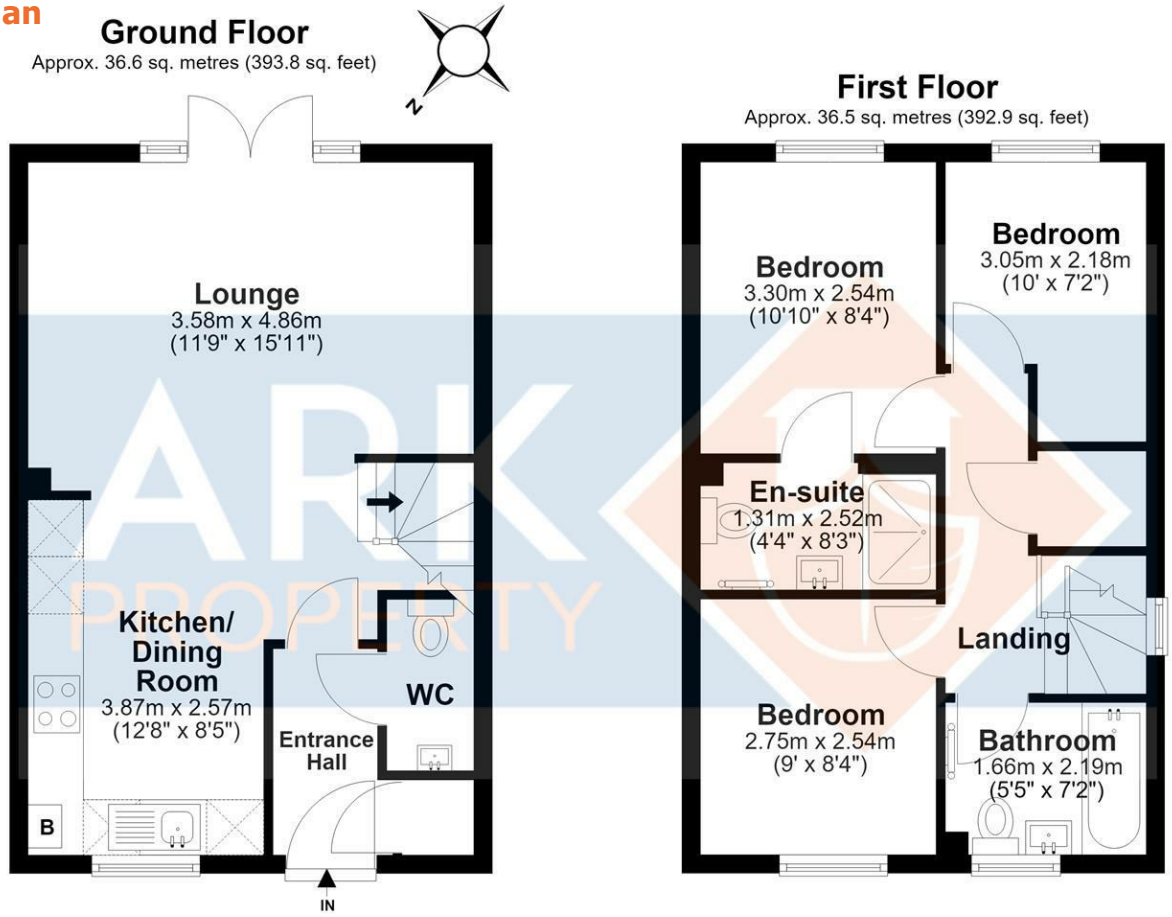
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

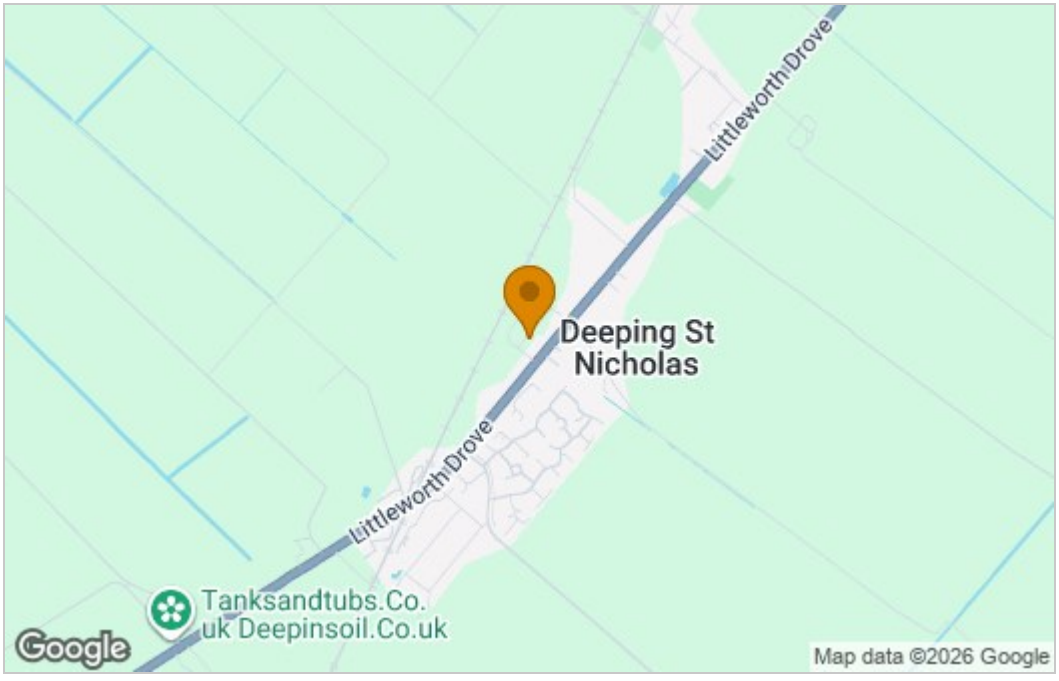
Floor Plan



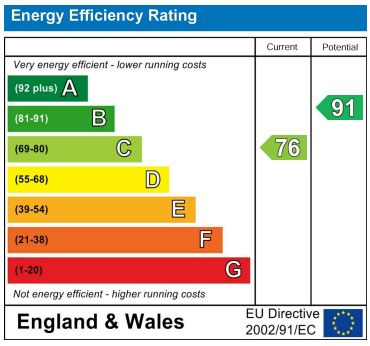
Total area: approx. 73.1 sq. metres (786.6 sq. feet)

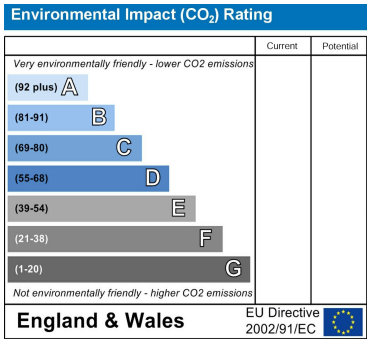
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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