



1 St. Annes Close, Spalding, PE11 3NZ

£280,000

- Individually designed three-bedroom home – A distinctive property offering a thoughtfully considered layout and generous room sizes throughout, providing comfortable and versatile family accommodation.
- Cul-de-sac of just ten properties – Enjoying a peaceful and secluded setting, St Annes Close comprises just ten homes, creating a private and desirable residential environment.
- Convenient location – Ideally positioned less than a mile from Johnson Community Hospital, with local amenities and facilities within easy reach.
- Three generous double bedrooms – The first floor provides three well-proportioned double bedrooms, complemented by a family bathroom accessed from the landing.
- Off-road parking and detached garage – A private driveway provides ample off-road parking and leads to a detached single garage, offering useful storage and parking facilities.
- Established rear garden with additional buildings – The mature rear garden features attractive acer, cherry, fig and pear trees, together with a summer house and a separate garden building currently arranged as a home gym.

Situated in a quiet cul-de-sac of just ten properties, and conveniently located less than a mile from Johnson Community Hospital, this individually designed three-bedroom home offers a well-considered floorplan with generously proportioned rooms throughout.

The welcoming entrance hall provides access to the spacious lounge, kitchen/diner and shower room, while upstairs are three well-sized double bedrooms and a family bathroom, all arranged around a central landing.

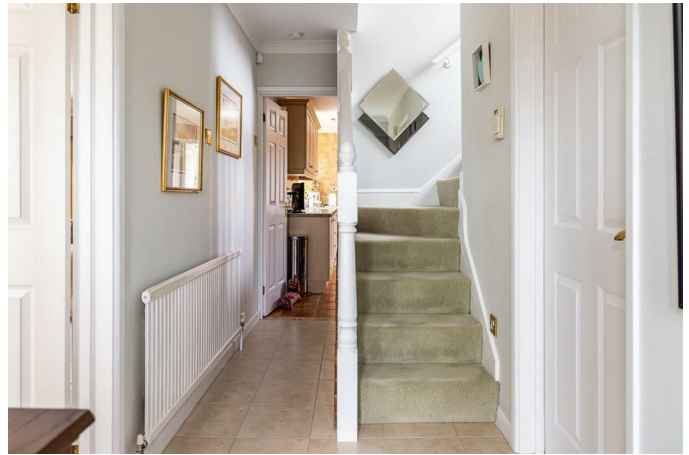
Externally, the property benefits from off-road parking leading to a detached single garage, together with an established and private rear garden. The garden features a selection of mature planting and fruit trees, including acer, cherry, fig and pear. A summer house and additional garden building, currently used as a home gym, provide excellent further outdoor space and versatility.

An attractive and thoughtfully designed home in a peaceful cul-de-sac, offering generous accommodation and a well-established garden.

Entrance Hall



PVC double glazed door to front with glazed side panel. Stairs to first floor landing. Tiled flooring.



Lounge 23'10" x 11'9" (7.28m x 3.60m)



PVC double glazed window to front. Sliding patio doors to rear. Feature fireplace with wooden surround. Radiator.



Shower Room 9'5" x 6'0" (2.89m x 1.84m)



PVC double glazed window to side. Corner shower cubicle with shower over. Wash hand basin. Close coupled toilet. Partially tiled walls. Tiled flooring.

Kitchen/Dining Room 17'1" x 11'5" (5.22m x 3.48m)



PVC double glazed window to side. Matching wall and base units with work surfaces and tiled splash backs. Sink unit with drainer and mixer tap. Freestanding Range style cooker. Extractor hood. Built in fridge/freezer. Radiator.



Utility Room 4'1" x 11'3" (1.27m x 3.44m)



PVC double glazed window and door to rear. Worktop space with space and plumbing for washing machine and tumble dryer.

First Floor Landing



PVC double glazed window to side. Doors to bedrooms and bathroom.

Bedroom 1 13'7" x 11'9" (4.16m x 3.60m)



PVC double glazed window to front. Radiator.

Bedroom 2 9'10" x 11'10" (3.02m x 3.61m)



PVC double glazed window to rear. Radiator. Built in airing cupboard housing wall mounted mains gas central heating boiler and hot water cylinder.

Bedroom 3 7'5" x 11'5" (2.27m x 3.49m)



PVC double glazed window to front. Radiator.

Bathroom 8'11" x 8'5" (2.73m x 2.58m)



PVC double glazed window to rear. Radiator. Corner bath with mixer tap. Wash hand basin and toilet set in vanity unit with built in storage. Fully tiled walls. Tiled flooring.



Outside



The front of the property has a concrete driveway providing off road parking leading to the detached single garage. The established rear garden provides a private and versatile outdoor space, offering a mature setting with a variety of attractive planting and established trees, including acer, cherry, fig and pear. A dedicated vegetable garden and greenhouse provide an ideal opportunity for those wishing to grow their own produce.

The garden also benefits from a summer house, creating a pleasant space to relax and enjoy the surroundings, together with a separate garden building currently used as a home gym. The gym building has its own electricity supply and alarm system, making it a particularly useful and secure additional space that could be adapted to suit a variety of needs.

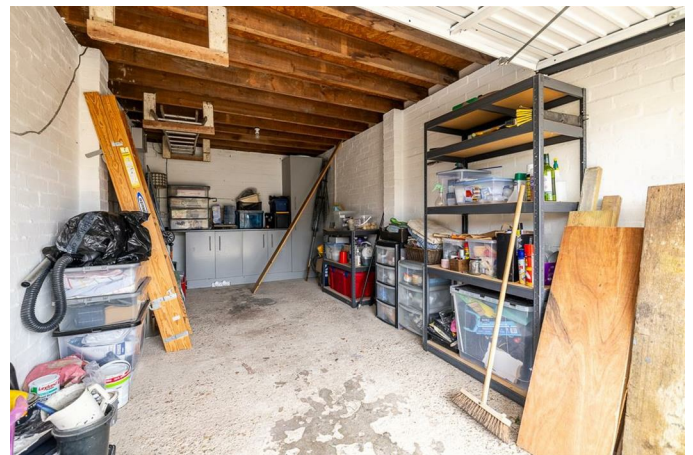
Overall, the garden offers an excellent combination of mature landscaping, productive growing space and versatile additional accommodation.



Garage 18'10" x 9'3" (5.76m x 2.82m)



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



Gym 9'8" x 7'8" (2.95m x 2.36m)



French doors to front. Window to side.

Property Postcode

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

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

Electricity supply: Mains, So Energy

Solar Panels: No

Other electricity sources: No

Water supply: Mains - Anglian Water

Sewerage: Mains

Heating: Mains 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

Sprayfoam - This property has sprayfoam insulation in the roof. Please ask Ark for any further information and check with your mortgage provider before proceeding to purchase the property.

Restrictions: Not known

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: C72

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.

Spray Foam

The vendor has informed us that Eco Spray-Foam Systems, RM3 0JU have installed Icynene spray foam. We await copies of installation certificates and guarantees. Prospective purchasers are advised to make their own investigations.

Extract from Eco Spray-Foam website: Spray foam insulation is one of the most innovative, sustainable, and cost-effective insulants on the market today. It's the latest alternative to traditional insulation types such as fibreglass, and is extremely versatile.

Spray foam insulation is capable of being applied in a multitude of areas, including the roof, ceilings, walls, loft and those tricky nooks and crannies found in every property. You'll find that spray foam insulation can get to those hard to reach places with complete ease.

This is because spray foam insulation is sprayed into the area in a liquid form, and then transforms into a foam. Capable of expanding up to 100 times

its original size, spray foam is more than equipped to insulate any space.

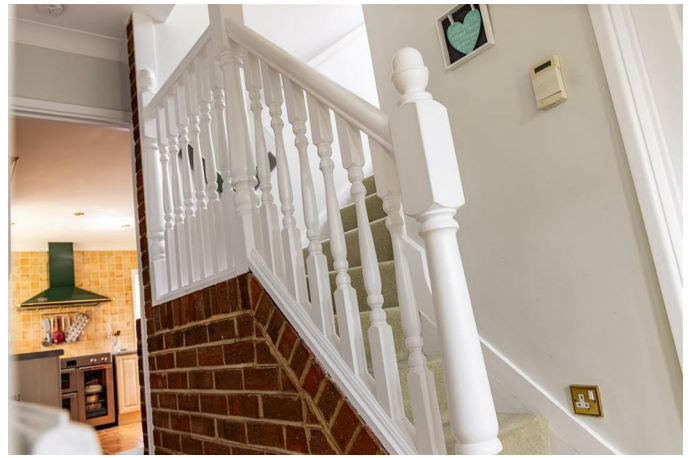
Spray foam insulation offers a virtually airtight seal that creates an air barrier. It's this air barrier that sets spray foam insulation apart from other kinds of insulation, making it a cut above the rest.

Spray foam insulation is a foam that's sprayed into a space, sealing air and providing insulation to the property, or room that it's applied to. As a result, the structure of the building is enhanced, too.

Isocyanate and Polyole resin combine with a blowing agent to form Polyurethane, a heat activated polymer that forms an airtight barrier. There are two types of spray foam insulation; open cell foam insulation and closed cell foam insulation (see our grid below for more information on the different types of foam insulation).

Some key benefits of using spray foam insulation are: lower energy expenses, prevention of mould growth and leaks, and stronger building structure. In addition to this, spray foam insulation is better for our environment - making it the ideal choice for the environmentally friendly consumer.

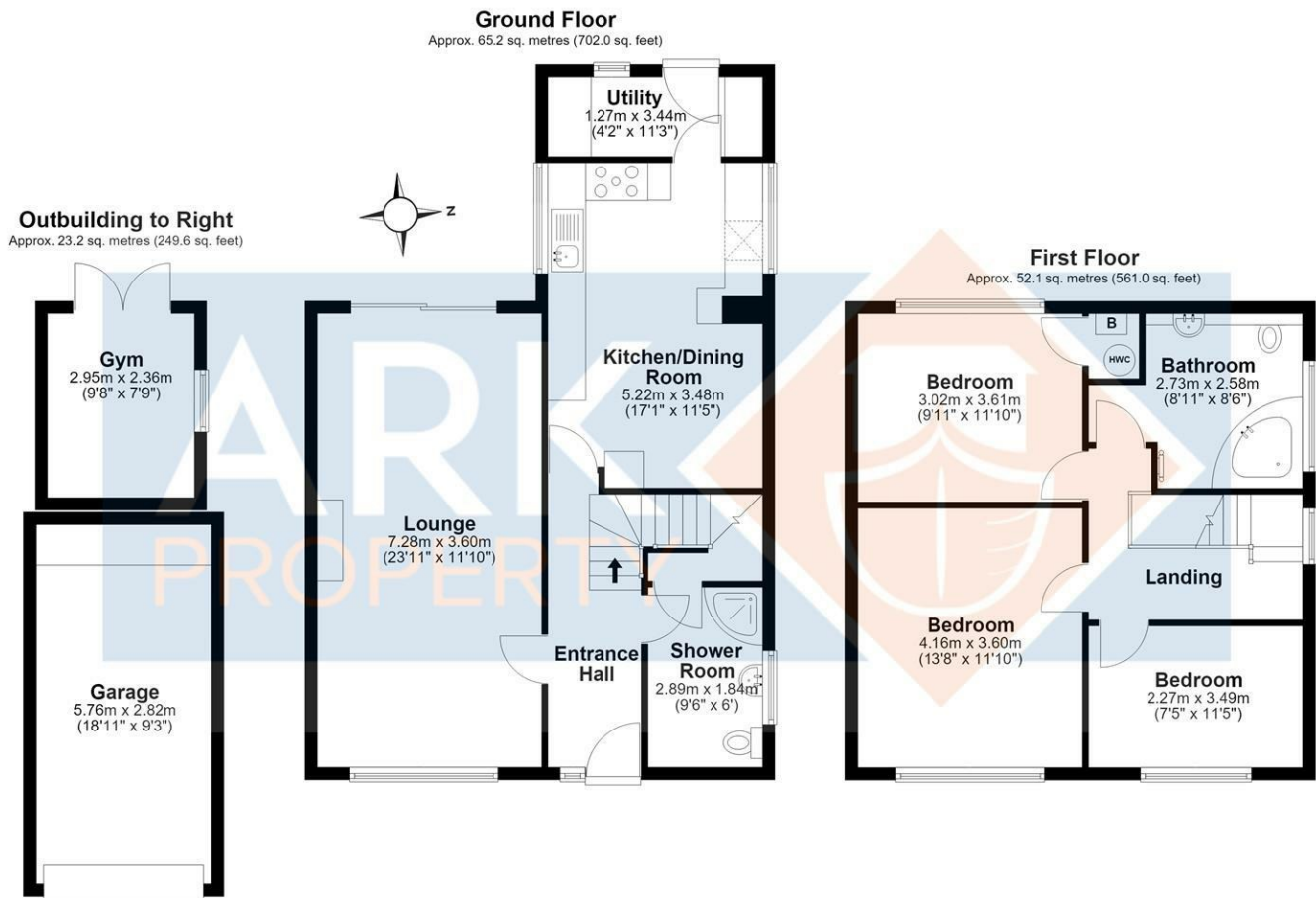




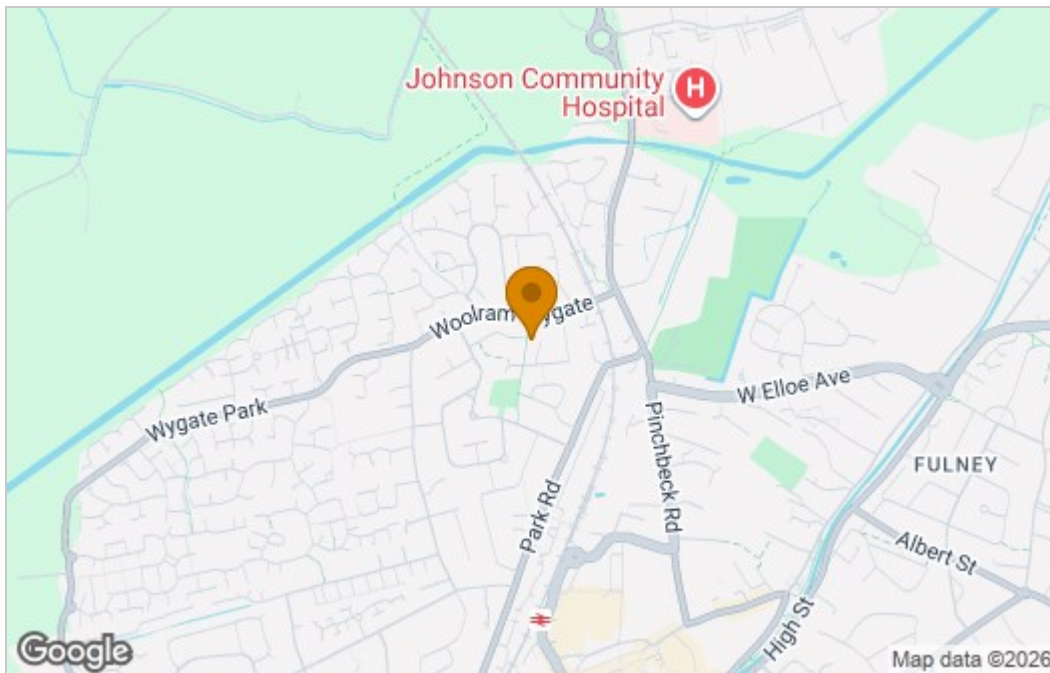




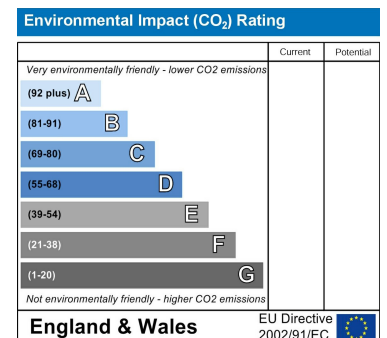
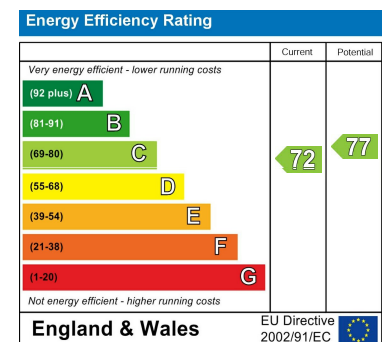
Floor Plan



Area Map



Energy Efficiency Graph



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