

30 Cley Hall Drive, Spalding, PE11 2EB

£325,000

- Charming three-bedroom period home in a sought-after Spalding location
- Spacious layout including lounge, garden room, kitchen, and utility room
- Entrance hall with WC and well-maintained family bathroom
- Generous gardens offering ample outdoor space
- Detached single garage providing off-road parking and storage
- No onward chain – a smooth and straightforward purchase opportunity

Charming Three-Bedroom Detached Home on Cley Hall Drive, Spalding.

Situated in a sought-after location, this delightful three-bedroom detached house offers a wonderful blend of period charm and modern comfort. Presented in good order throughout, the property boasts spacious accommodation and a generous rear garden—perfect for family living or entertaining. With character features and no onward chain, this is a rare opportunity not to be missed. Early viewing is highly recommended.

Entrance Hall 12'2" x 6'5" (3.71m x 1.97m)



Composite glazed door to front. Radiator. Stairs to first floor landing. Wooden flooring. Built in meter cupboards. Wall mounted electric consumer unit. Under stairs storage cupboard. Doors to Lounge, Dining Room, Cloakroom and Kitchen.



Lounge 19'1" x 10'5" (max) (5.82m x 3.18m (max))



PVC double glazed bay window to front. French doors opening to Garden Room. Coving to ceiling. Feature fireplace with surround. Radiator.



Sun Room 12'9" x 8'9" (3.91m x 2.68m)



PVC double glazed and brick construction. UPVC

double glazed French doors to garden. Radiator. Wooden flooring.



Dining Room 9'11" x 10'5" (max) (3.04m x 3.19m (max))



PVC double glazed bay window to front. Radiator. Period picture rails.

Cloakroom 3'10" x 6'3" (1.18m x 1.93m)



PVC double glazed window to rear. Three piece suite comprising close coupled toilet. Wall mounted wash hand basin with built in cupboard. Radiator. Extractor fan. Vinyl flooring. Eco-water water softener.

Kitchen 10'5" x 8'0" (3.19m x 2.44m)



PVC double glazed window to side. Fitted with a matching range of base and eye level and full height units with roll edge work surface and tiled splash backs. Four ring electric hob with extractor hood over. Integrated eye level oven and grill. Composite sink and drainer with chrome mixer tap over. Space and plumbing for slimline dishwasher. Radiator. Tiled flooring. Wall mounted mains gas central heating boiler. Opening to Utility Room.



Utility Room 14'11" x 6'5" (4.56m x 1.96m)



PVC double glazed windows to rear. PVC double glazed door to side. Fitted work surfaces with base unit, stainless steel sink. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Tiled flooring.

First Floor Landing 9'10" x 6'5" (3.02m x 1.97m)



PVC double glazed window to rear. Coving to ceiling. Loft access. Radiator. Doors to bedrooms and bathroom.



Bedroom 1 16'5"m x 10'5" (max) (5.02m x 3.19m (max))



PVC double glazed windows to front and rear. Coving to ceiling. Two radiators. Twin built in wardrobes with hanging rail and shelving. Fitted vanity unit with inset sink, built in storage, courtesy light and shaver point.



Bedroom 2 10'6" (into cupboard) x 10'5" (3.21m (into cupboard) x 3.19m)



PVC double glazed window to front. Built in full height wardrobe with hanging rail and shelf. Radiator.

Bedroom 3 8'1" x 6'3" (2.48m x 1.91m)



PVC double glazed window to front. Radiator.

Bathroom 5'5" x 10'6" (1.66m x 3.21m)

PVC double glazed window to rear. Fitted bath with chrome mixer tap and telephone style shower attachment plus mains shower over. Close coupled toilet. Pedestal wash hand basin. Wall mounted heated towel rail. Tiled walls. Vinyl flooring. Built in airing cupboard with hot water cylinder and overhead storage.

**Outside**

To the front of the property is a brick boundary wall with gravel driveway leading to the front and side of the property. There is a lawn area with planted borders and side access opens to the rear garden.

The rear garden is enclosed by timber fencing and hedging. There is a generous well established lawn with well stocked borders and patio seating area. Timber summer house.

**Garage 21'6"m x 8'6" (6.57mm x 2.60m)**

Electric up and over door to front. Window to rear and side. Two pedestrian doors to side. Power and light connected.

Property Postcode

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: D

Annual charge: No
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 Variable 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: D60

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.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

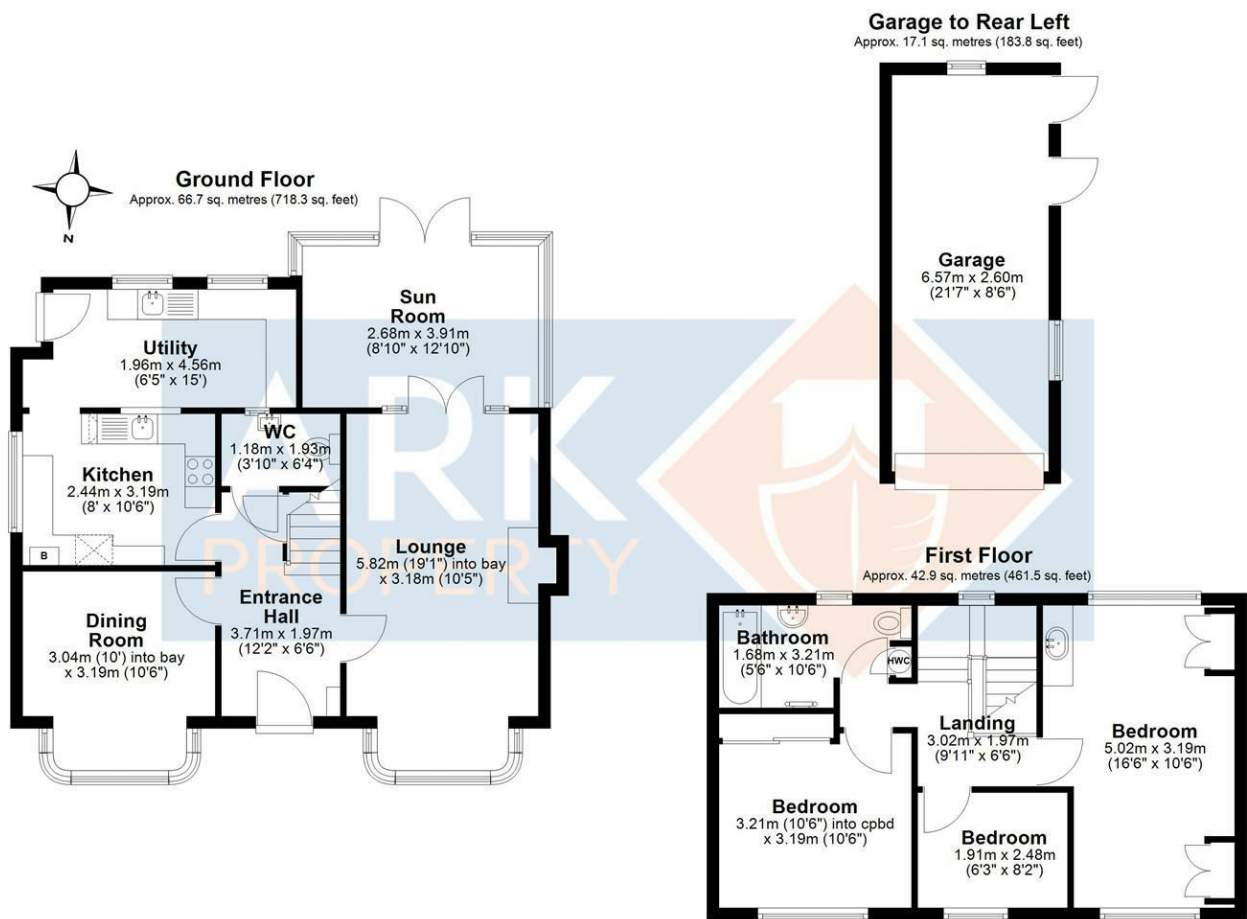
Disclaimer

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Floor Plan

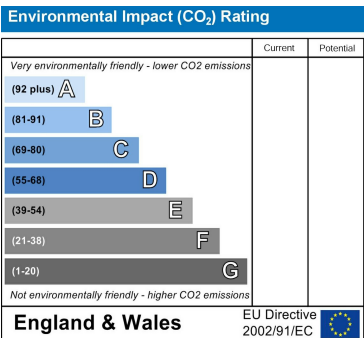
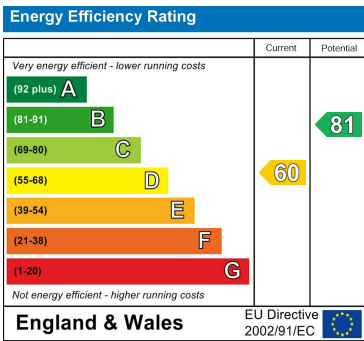


Total area: approx. 126.7 sq. metres (1363.5 sq. feet)
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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