



## Clay Lake, Spalding Drove, PE12 6BL

**£370,000**

- Four-bedroom detached family home
- Flexible layout with potential for HMO use (subject to relevant permissions)
- Set on a large plot with excellent scope for extension or adaptation
- Ideal opportunity for families or investors
- Generously proportioned accommodation throughout
- Conveniently located on the edge of the town

This four-bedroom detached house offers a flexible and generously proportioned family home, with potential to generate income as a house of multiple occupation (HMO), subject to the relevant permissions.

Set on a large plot, the property lends itself well to adaptation and extension, providing excellent scope for future development.

Ideally located on the edge of the town, it combines space, versatility, and convenience.

#### **Entrance Hall 10'0" x 6'9" (3.05m x 2.07m)**



Glazed oak entrance door with matching side panels. Coving to ceiling. Stairs to first floor landing. Radiator.

#### **Kitchen 11'11" x 13'2" (3.65m x 4.03m)**



PVC double glazed window to rear. Skimmed ceiling

with recessed spot lighting. Vinyl flooring. Fitted base and eye level units with granite work tops and matching splash backs. Integrated oven and grill. Neff electric hob with extractor over. Door to rear lobby.

#### **Rear Lobby 4'11" x 11'5" (1.50m x 3.48m)**



PVC double glazed window and door. Laminate flooring. Door to utility room, shower room and cloakroom.

#### **Shower Room 5'1" x 5'11" (1.55m x 1.81m)**



PVC double glazed window to rear. Skimmed ceiling. Extractor fan. Tiled flooring. Fitted shower cubicle. Wash hand basin.

**Cloakroom 5'3" x 3'1" (1.62m x 0.94m)**



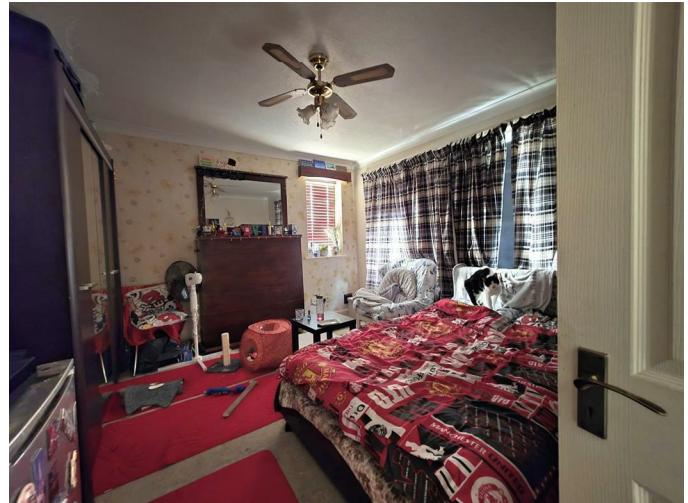
PVC double glazed window to side. Laminate flooring. Fitted toilet.

**Utility Room 5'4" x 8'5" (1.63m x 2.57m)**



PVC double glazed window to rear. Wall mounted mains gas central heating boiler. Space for washing machine and tumble dryer and fridge/freezer. Door to garage.

**Lounge 14'1" x 12'0" (4.31m x 3.66m)**



Window to front and side. Radiator.

**Dining Room**

Window to front, rear and side. Radiator.

**First Floor Landing 19'8" x 8'2" (6.00m x 2.50m)**

PVC double glazed window to side. Loft access. Laminate flooring. Radiator. Built in storage cupboards.

**Toilet 5'9" x 3'3" (1.76m x 1.01m)**

PVC double glazed window to rear. Tiled flooring. Half tiled walls. Fitted close coupled toilet.

**Shower Room 6'2" x 6'0" (1.90m x 1.84m)**



PVC double glazed window to rear. Tiled flooring. Wall tiling. Shaver point. Chrome heated towel rail. Fitted shower. Wash hand basin.

**Bedroom 1 11'2" x 12'4" (3.41m x 3.77m)**

PVC double glazed window to front. Radiator. Built in wardrobes with fitted bedside cabinets.

**Bedroom 2 13'6" x 10'5" (4.13m x 3.18m)**

PVC double glazed window to front and rear. Radiator.

**Bedroom 3**

PVC double glazed window to front. Radiator.

**Bedroom 4 12'5" x 10'2" (3.80m x 3.12m)**

PVC double glazed window to front. Radiator. Built in cupboard.

**Outside**

The property can be accessed through wrought iron gates where there is off road parking for multiple vehicles and access to the single garage. There is side gated access to the rear garden which is enclosed by timber fencing and laid to lawn with a concrete patio area. Mature trees. Green house. Vegetable beds.

**Property Postcode**

For location purposes the postcode of this property is: PE12 6BL

**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: C

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic Tank

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 Likely over Voice and Data. O2 is Likely 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: E53

### **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**

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



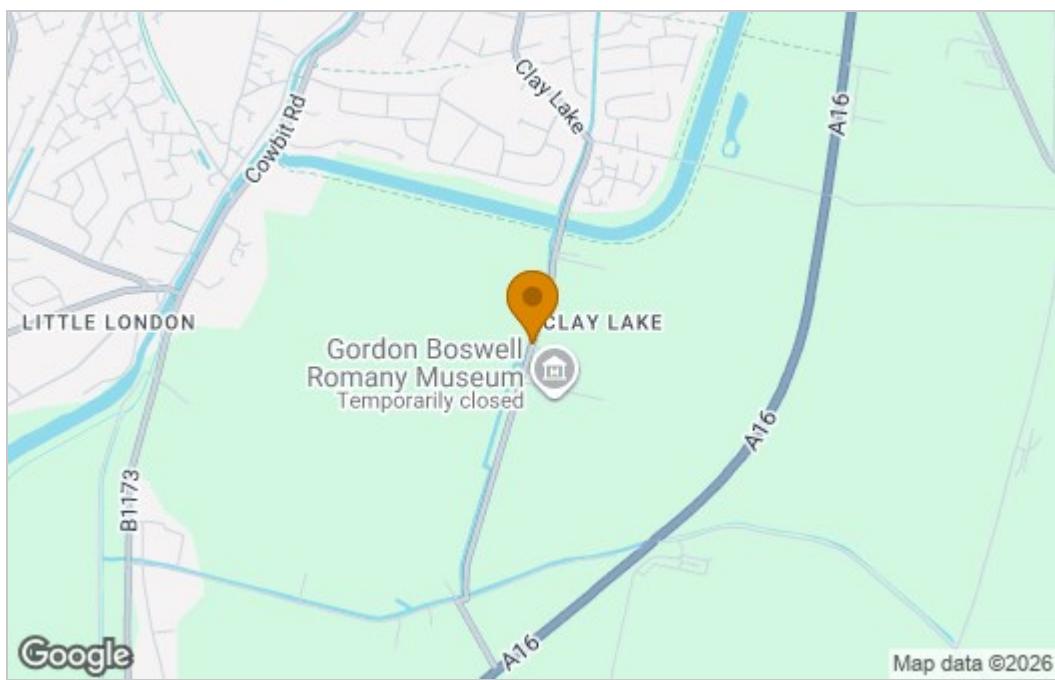
**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Area Map



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## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		53
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

