



35 Clay Lake, Spalding, PE11 2QQ

£250,000

- Versatile living space
- Large frontage
- Well presented throughout
- Within easy access of amenities and access to town
- Four good size bedrooms
- Sociable kitchen dining area
- Close to good schools
- Must view to appreciate internal space

Looking for a spacious home without breaking the bank?

This property offers all the internal space you've been searching for! Featuring a sociable kitchen/diner, a large lounge/diner, and a bright conservatory, this home is designed for both comfort and entertaining.

The garage conversion provides an incredibly versatile space, perfect as a bedroom, family room, or home office. Upstairs, you'll find four generously sized bedrooms and even an attic room accessed from the landing, ideal for storage or an extra hobby area.

All this space comes with the convenience of being within easy reach of the town centre, local amenities, and beautiful river walks.

Entrance Porch

UPVC double glazed door to front and window to side. Wood effect flooring.

Entrance Hall 12'7" x 5'11" (3.84m x 1.82m)



Stairs to first floor landing. Radiator. Understairs storage cupboard. Wood effect flooring.

Lounge 22'2" x 12'1" (6.77m x 3.70m)



UPVC double glazed window to front. Double glazed sliding patio doors to rear garden. Two radiators. Wood effect flooring.

Conservatory 7'6" x 10'3" (2.30m x 3.13m)



UPVC construction with UPVC double glazed French doors to decking area. Space and point for a tumble dryer. Space and point for a fridge freezer. Wood effect flooring.

Kitchen 6'11" x 11'4" & 9'3" x 6'0" (2.12m x 3.47m & 2.82m x 1.84m)



UPVC double glazed window to rear. Matching range of base and eye level units with a work surface over. Sink and drainer with a mixer tap over. Free standing double Range with a double oven, a separate grill and a five burner electric hob with an extractor hood over and a stainless steel splash back. Space and plumbing for washing machine. Tiled splash backs. Radiator. Space and point for a fridge freezer. Wood effect flooring.

Dining Area 9'3" x 8'10" (2.82m x 2.71m)



UPVC double glazed window to side. Radiator. Wood effect flooring.

Bedroom 12'7" x 11'4" (3.84m x 3.47m)



UPVC double glazed window to side. Radiator. Built-in wardrobes. Wood effect flooring.

Rear Lobby

UPVC double glazed door to the rear. Wood effect flooring.

Cloakroom



UPVC double glazed window to rear. Toilet with push button flush. Wash hand basin set in vanity unit with storage beneath. Half height wall tiling. Wood effect flooring.

First Floor Landing 8'0" x 5'8" (2.44m x 1.73m)



Loft access. Doors to bedrooms and bathroom. Carpeted.

Bedroom 1 14'1" x 11'4" (4.30m x 3.47m)



UPVC double glazed window to front. Radiator. Carpeted.

Bedroom 2 10'7" x 18'10" (3.25m x 5.76m)



Two UPVC double glazed windows to front. Two radiators. Wood effect flooring.

Bedroom 3 11'3" x 12'5" (3.45m x 3.79m)

UPVC double glazed window to rear. Radiator. Airing cupboard with shelving. Wood effect flooring.

Bedroom 4 7'1" x 11'5" (2.17m x 3.50m)

UPVC double glazed window to rear. Radiator. Wood effect flooring.

Bathroom 5'5" x 7'5" (1.67m x 2.27m)

UPVC double glazed window to rear, 'P' shaped panel bath with a mixer tap over and electric mixer shower over. Wash hand basin set in vanity unit. Toilet with push button flush. Fully tiled walls. Wall mounted heated towel rail. Tiled flooring. Extractor fan.

Attic Room 11'6" x 18'9" (3.53m x 5.73m)

Stairs leading up into the attic room. Three Velux skylight windows to the rear. Radiator. Exposed beams.

Outside

The front of the property has been landscaped with concrete off-road parking and two sheds. The rest of the garden is then laid to lawn with slate chippings and a decorative patio to the front with a courtesy light.

The rear garden is accessed via the pedestrian gate and is enclosed by panel fencing with lawn area, a decking area, patio seating area. Outside tap.

Garage

Storage space only.

Property Postcode

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

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: No

Property construction: Brick built

Electricity supply: Mains

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: D68

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.

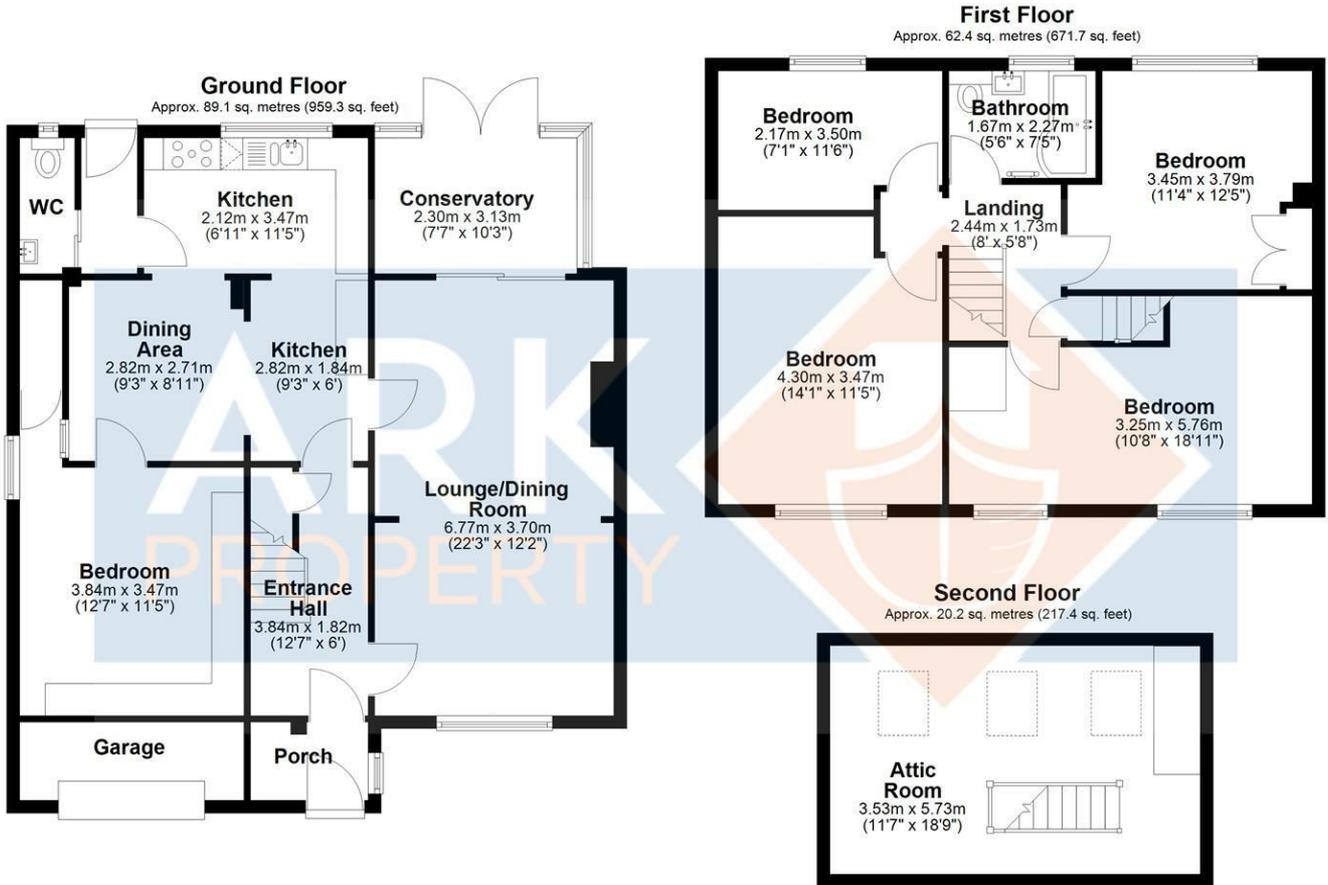
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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.

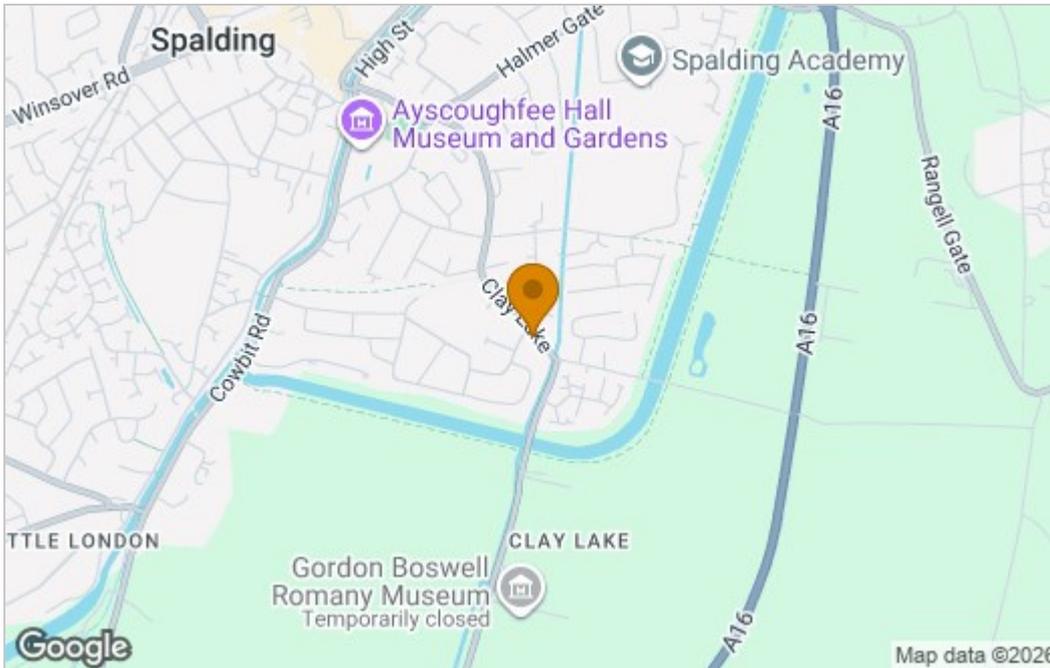
Floor Plan



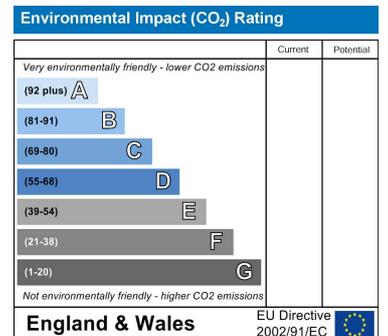
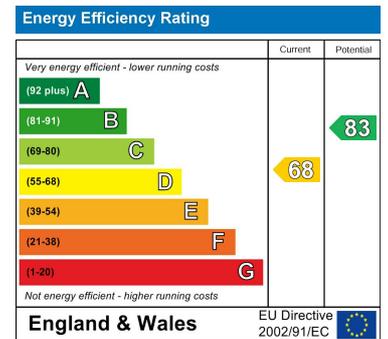
Total area: approx. 171.7 sq. metres (1848.4 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk https://www.arkpropertycentre.co.uk

