

## **15 Aintree Drive, Spalding, PE11 3BT**

**£265,000**

Ark Property Centre are delighted to offer to market this extended three bedroom Allison home on the desirable Aintree Drive in Spalding. Owned by the current vendors since new, this house has been superbly maintained and offers additional ground floor accommodation by way of a brick built garden room to the rear. Externally there are well landscaped front and rear gardens and a single garage with electric roller shutter door. Viewing of this property comes highly recommended. Contact Ark for more information.



**Entrance Hall 13'5" x 5'7" (4.10m x 1.72m)**



Composite glazed entrance door with glazed side panel, coving to textured ceiling, radiator, stairs to first floor landing. Doors to kitchen and living room.

**Living Room 11'10" x 14'8" (3.63m x 4.48m)**



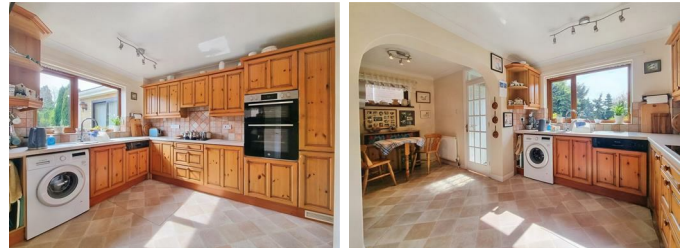
PVCu double glazed window to front, coving to textured ceiling, radiator, electric fire set in marble hearth with wooden surround and matching mirror. Opening to dining room.

**Dining Room 12'4" x 9'8" (3.77m x 2.96m)**



Aluminium sliding doors opening to garden room, coving to textured ceiling, radiator.

**Kitchen Breakfast Room 12'4" x 17'0" max (3.76m x 5.19m max)**



PVCu double glazed window to rear, coving to textured ceiling, vinyl flooring, radiator, built in cupboard. Fitted with a matching range of base, eye level and display units, roll edge work surfaces with tiled splashbacks, 1 1/2 bowl stainless steel sink with drainer, four ring electric hob with extractor hood over, built in eye level oven and grill, integrated dishwasher, space and plumbing for washing machine. Door to rear lobby.

**Garden Room 9'7" x 11'9" (2.94m x 3.60m)**



PVCu double glazed windows to side and rear, sliding patio doors opening to garden.

**Rear Lobby 3'3" x 2'3" (1.01m x 0.70m)**

Composite glazed door opening to garden, textured ceiling, vinyl flooring. Door to WC.

**WC 4'6" x 2'5" (1.38m x 0.76m)**

PVCu double glazed window to rear, textured ceiling, vinyl flooring, fitted toilet and wall mounted wash hand basin with tiled splashback and chrome taps over.

**Landing 10'10" x 7'0" (3.31m x 2.14m)**



PVCu double glazed window to side, coving to textured ceiling with loft access. Doors to bedrooms and bathroom.

**Bedroom One 11'0" x 12'9" (3.36m x 3.91m)**



PVCu double glazed window to front, coving to textured ceiling, radiator. Built in wardrobe with hanging rail and shelving.

**Bedroom Two 11'2" x 11'3" (3.42m x 3.44m)**



PVCu double glazed window to rear, coving to textured ceiling, radiator. Built in airing cupboard with slatted shelving, hot water cylinder and wall mounted gas central heating boiler. Built in wardrobe with hanging rail and shelving.

**Bedroom Three 7'6" x 7'3" (2.29m x 2.23m)**

PVCu double glazed window to front, coving to textured ceiling, radiator.



**Shower Room 6'5" x 7'2" (1.96m x 2.19m)**

PVCu double glazed window to rear, coving to textured ceiling, tiled floor and fully tiled walls with extractor fan. Fitted with a three piece suite comprising glazed shower cubicle with sliding doors and mains shower, close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over. Wall mounted vanity cabinet with courtesy light, wall mounted heated towel rail.

**Outside**

The property can be accessed off Aintree Drive. To the front of the property is a concrete driveway leading to single garage with electric roller door. There is a front lawn with neat and well tended borders of plants, bulbs and trees. Side gated access leads to the generous rear garden which has been beautifully landscaped to combine both lawn and hardstanding patio areas with a range of flower beds and trees. To the side of the property

is a further hardstanding area with 12 x 6 timber storage shed.







EPC RATING:  
COUNCIL TAX BAND: C

**PLEASE NOTE:**

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**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.

**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.

**Property Postcode**

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

**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.



**Additional Information**

TENURE: Freehold with vacant possession on completion.

Floor Plan



These Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate. These plans will not show the correct wall thicknesses, especially in older properties. We will aim to provide plans that are accurate and correctly represent the rooms within the property. We do not, however, provide any guarantees, warranty or representation as to the total accuracy and completeness of the floor plan. Anyone relying on the information provided in the property details (and floor plans) should conduct a careful, independent investigation of the property to determine the suitability of the property for their requirements.

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

