



19 Beckett Drive, Spalding, PE11 1GQ

£395,000

- Popular estate location
- Four good size bedrooms
- Double garage
- Spacious rooms
- Fantastic layout
- Kerb appeal
- Lovely large conservatory
- Viewing highly advised

"Searching for a spacious family home to put down roots? Look no further than this beautiful four-bedroom property with a double garage, located on the sought after Fern Drive estate. Conveniently positioned between Spalding and Pinchbeck, this popular development boasts real kerb appeal, and this impressive home is sure to exceed expectations. Don't miss the chance to make it yours!"

Storm porch over front UPVC doors and Garage doorsets. Leading into the:

Entrance Hall 9'4" x 11'0" (2.87m x 3.37m)



UPVC window to side. Radiator. Wooden effect flooring. Understairs cupboard. Vaulted ceiling. Stairs leading to:

Lounge 14'0" x 16'2" (4.29m x 4.94m)



UPVC window to front and rear elevation. Radiator. Gas fire with tiled hearth and timber surround. Carpeted.

Dining Room 11'2" x 10'9" (3.42m x 3.29m)



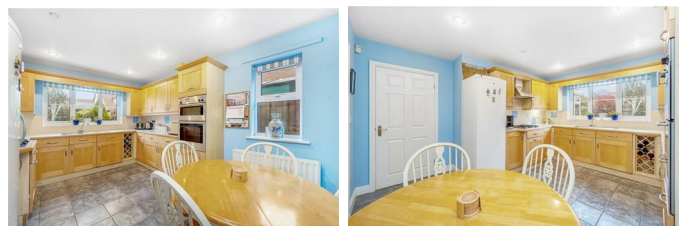
Wood effect flooring. Radiator. Double doors leading to Lounge. UPVC French doors with side panels leading to:

Garden Room 23'9" x 12'2" (7.26m x 3.73m)



UPVC patio doors to side elevation. UPVC windows to rear elevation. Polycarbonate roof. Partially bricked. Air conditioning hot and cold unit. Radiator. Wood effect flooring.

Kitchen 10'5" x 16'2" (3.18m x 4.93m)



UPVC window to rear and side. Matching base and wall units with worktop over. Stainless steel sink unit with drainer. Integrated eye level oven. 4 ring gas hob with Neff extractor over. Integrated dishwasher. Space for fridge/freezer. Spot lights. Wine rack. Radiator. Tiled flooring. Door leading to:

Utility 7'3" x 7'0" (2.22m x 2.15m)



UPVC door to side elevation. Matching base and wall units with worktop over. Stainless steel sink unit with drainer. Plumbing for washing machine. Space for tumble dryer. Tiled floor.

WC 2'11" x 5'0" (0.91m x 1.54m)



UPVC frosted window to side elevation. WC. Wash hand basin. Tiled splash back. Tiled floor. Radiator.

Landing



Galleried landing. Velux window to front. Radiator. Carpeted. Loft access.

Dressing Room 6'8" x 6'8" (2.05m x 2.04m)



Double built in wardrobe. Opening to:

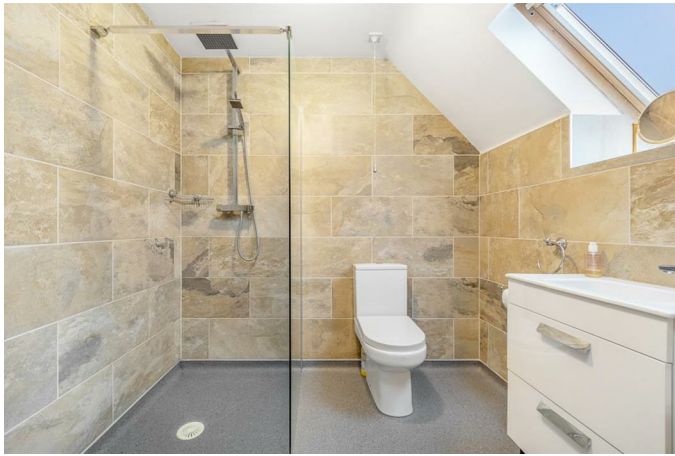
Bedroom 1 15'0" x 9'11" (4.59m x 3.03m)



UPVC window to side elevation. Vaulted ceiling. Two

double and one single built in wardrobes. Radiator. Carpeted. Door leading to:

Wet Room to Bedroom 1 7'3" 6'7" (2.23m x 2.03m)



Fully tiled walls. Wet room with rainwater shower head and shower extension over. WC. Pedestal wash hand basin. Vanity unit. Shaver point. Extractor fan. Heated towel rail. Velux window.

Bedroom 2 10'0" x 16'2" (3.06m x 4.94m)



UPVC windows to front and rear. Fitted Wardrobe. Radiator. Carpeted. Door Leading To:

En-suite to Bedroom 2 3'9" x 8'10" (1.15m x 2.70m)



Three piece white suite comprising: Shower cubicle. Pedestal Wash Hand Basin. WC. Radiator. Velux window. Fully tiled walls. Extractor fan.

Bedroom 3 10'5" x 13'1" (3.18m x 4.00m)



UPVC window to rear. Built in wardrobe. Radiator. Carpeted.

Bedroom 4 9'0" x 8'9" (2.75m x 2.67m)



UPVC window to rear. Built in double wardrobe. Radiator. Carpeted.

Family Bathroom 6'7" x 8'5" (2.01m x 2.59m)



Three piece white suite comprising: Bath with shower extension over. Pedestal wash hand basin. WC. Airing cupboard with immersion heater. Velux window to side elevation. Partially tiled walls. Carpeted. Extractor fan. Radiator.

Double Garage 18'8" x 16'10" (5.71m x 5.15m)



Two single up and over vehicular doorsets to the front. UPVC window to rear. Boiler.

Outside



Front: Block paved driveway leading to double garage with twin up and over vehicular doorsets.

Rear:

Property Postcode

For location purposes the postcode of this property is: PE11 1GQ

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: E
Annual charge: No
Property construction: Brick Built
Electricity supply: Mains
Solar Panels: No
Other electricity sources: No
Water supply: Mains
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 and Double Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Planning permission: No

Accessibility and adaptations: Water softener in kitchen

Coalfield or mining area: No

Energy Performance rating: C70

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.

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.

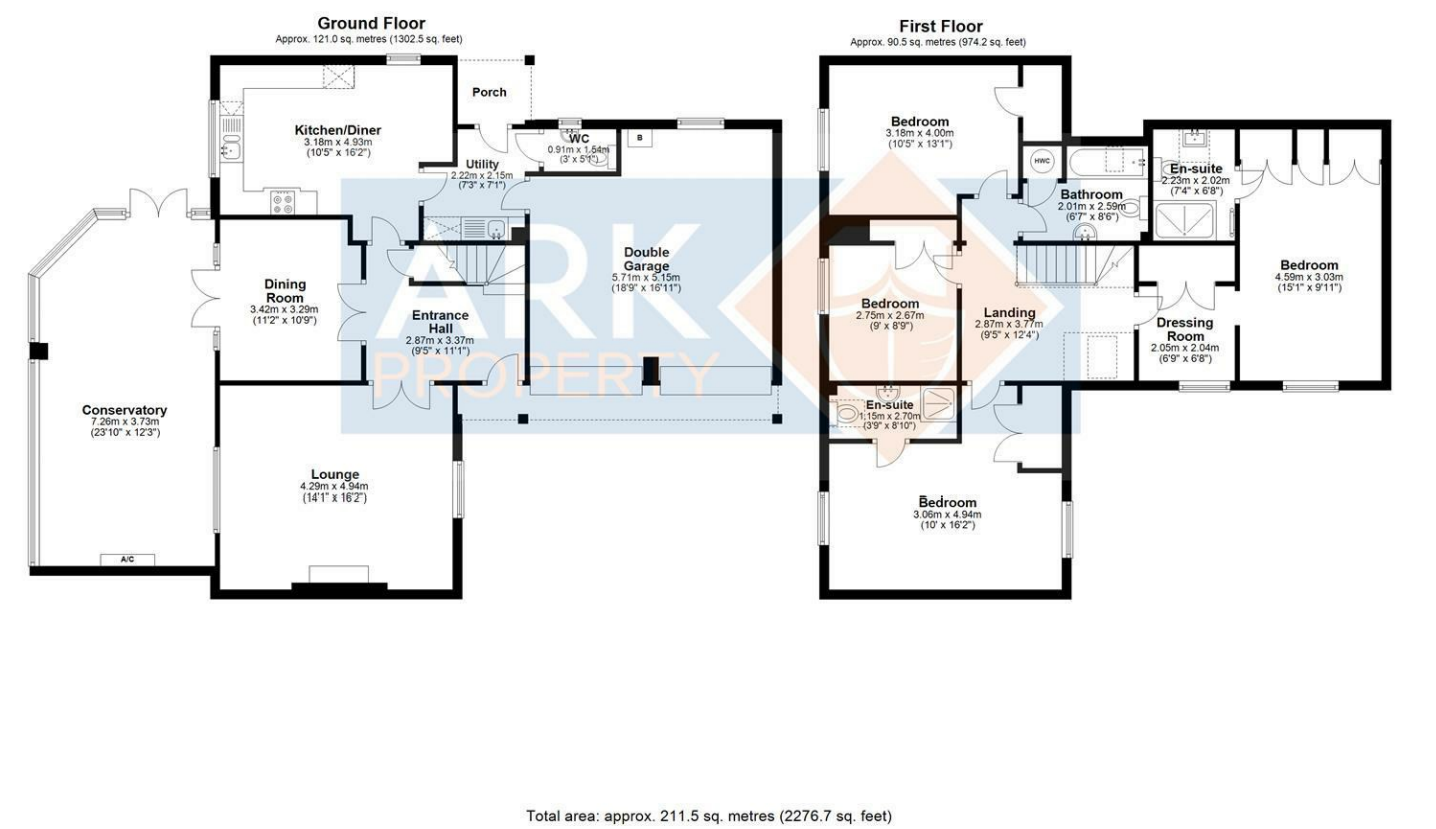
Ark Property Centre

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.

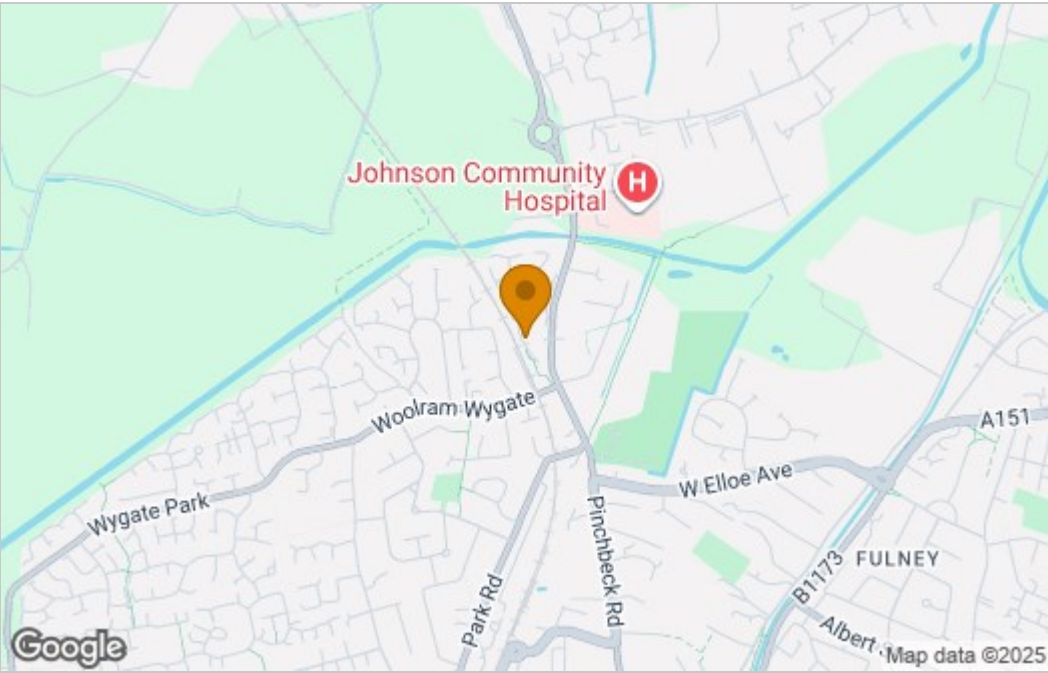
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

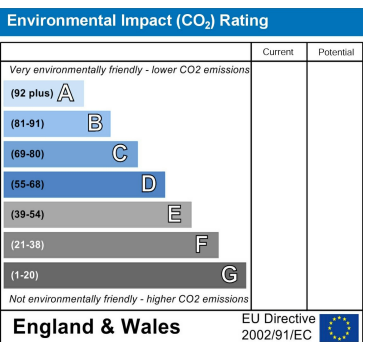
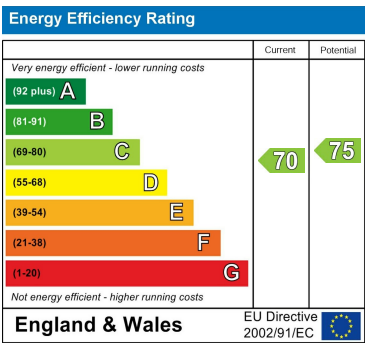
Floor Plan



Area Map



Energy Efficiency Graph



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