



## 18 Spinney Close, Spalding, PE12 7FF

**£375,000**

- Open plan kitchen diner lounge
- Double garage
- Landscaped rear garden
- En-suite to main bedroom
- Finished to fantastic quality
- Solar panels with battery
- Well presented throughout
- Popular estate location of Holbeach
- Neutral decor
- Must view to be really appreciated

Solar panels...tick. Double garage...tick. Landscaped gardens front and back...tick. Beautifully presented throughout...tick

What more could you want in a modern executive bungalow?

Set within the sought-after Spinney Close development, built by the highly regarded D. Browns, this stunning home offers exceptional kerb appeal from the moment you arrive – and continues to impress inside.

The property boasts a well thought out layout, featuring an open-plan kitchen, dining, and living space with bi-folding doors that open onto the beautifully landscaped rear garden – perfect for entertaining or relaxing.

There are three generously sized bedrooms, with the main bedroom benefitting from its own stylish en-suite. Every detail has been carefully considered, with a host of upgrades throughout that elevate the home's quality and finish.

From its modern flow to its welcoming atmosphere, this is a property that feels just right from the moment you step inside

**Entrance Hall 5'1" x 11'11" (1.55m x 3.65m)**



Composite door to front. Carpeted. Airing cupboard housing hot water cylinder.

## Kitchen



UPVC window to rear. Matching base and eye level units with work surfaces over. Sink inset with drainer and mixer tap. Island unit with Integrated hob with extractor over. Breakfast bar. Built in eye level oven and grill. Integrated fridge/freezer. Space and plumbing for washing machine. Integrated dishwasher.



**Open Plan Living Area 17'3" x 26'8" (5.28m x 8.15m)**



Bi-folding doors to rear. UPVC window to front. Carpeted.



**Utility Room 5'7" x 7'9" (1.72m x 2.37m)**



UPVC door to side. Base units with work surface over. Sink unit with mixer tap over. Space and

plumbing for washing machine and tumble dryer. Tiled flooring. Radiator. Extractor fan.

**Bedroom 1 10'2" x 12'4" (3.12m x 3.76m)**



UPVC window to front. Radiator. Carpeted. Built in wardrobes.

**En-suite 3'8" x 7'9" (1.14m x 2.37m)**



UPVC window to side. Shower cubicle with rainfall head and separate shower attachment over. Wash hand basin and toilet set in vanity unit. Partially tiled walls. Extractor fan.

**Bedroom 2 10'2" x 9'10" (3.11m x 3.02m)**



UPVC window to front. Radiator. Carpeted.

**Bedroom 3 10'0" x 10'5" (3.06m x 3.20m)**



UPVC window to side. Radiator. Carpeted. Built in wardrobes.

**Bathroom 7'5" x 7'9" (2.28m x 2.37m)**



UPVC window to side. P shape bath with mixer tap and shower attachment over. Wash hand basin and toilet set in vanity unit. Partially tiled walls. Extractor fan. Wall mounted heated towel rail.

**Outside**



The front of the property has a block paved driveway with off road parking for several vehicles, leading to the double garage. Gated access to the rear garden.

The rear garden is enclosed by timber fencing. Lawn area with brick edging and gravel borders. Patio seating area. Outside lighting.



### Double Garage 18'6" x 17'1" (5.66m x 5.21m)



Electric vehicular door to front. Power and light connected. EV charging point. Solar panel unit. Solar panels battery. Boiler. Door to side.

### Property Postcode

For location purposes the postcode of this property is: PE12 7FF

### Additional Information

PLEASE NOTE:

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

The photos of front lawn have been edited for brochure purposes, but in the process of being done.

### Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: Annual service charge £145

Property construction: Brick built

Electricity supply: Eon

Solar Panels: Yes, 19 panels in total. 4 on back, 15 on main roof. Battery in garage

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 and Double Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - low. 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: B84

### 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.

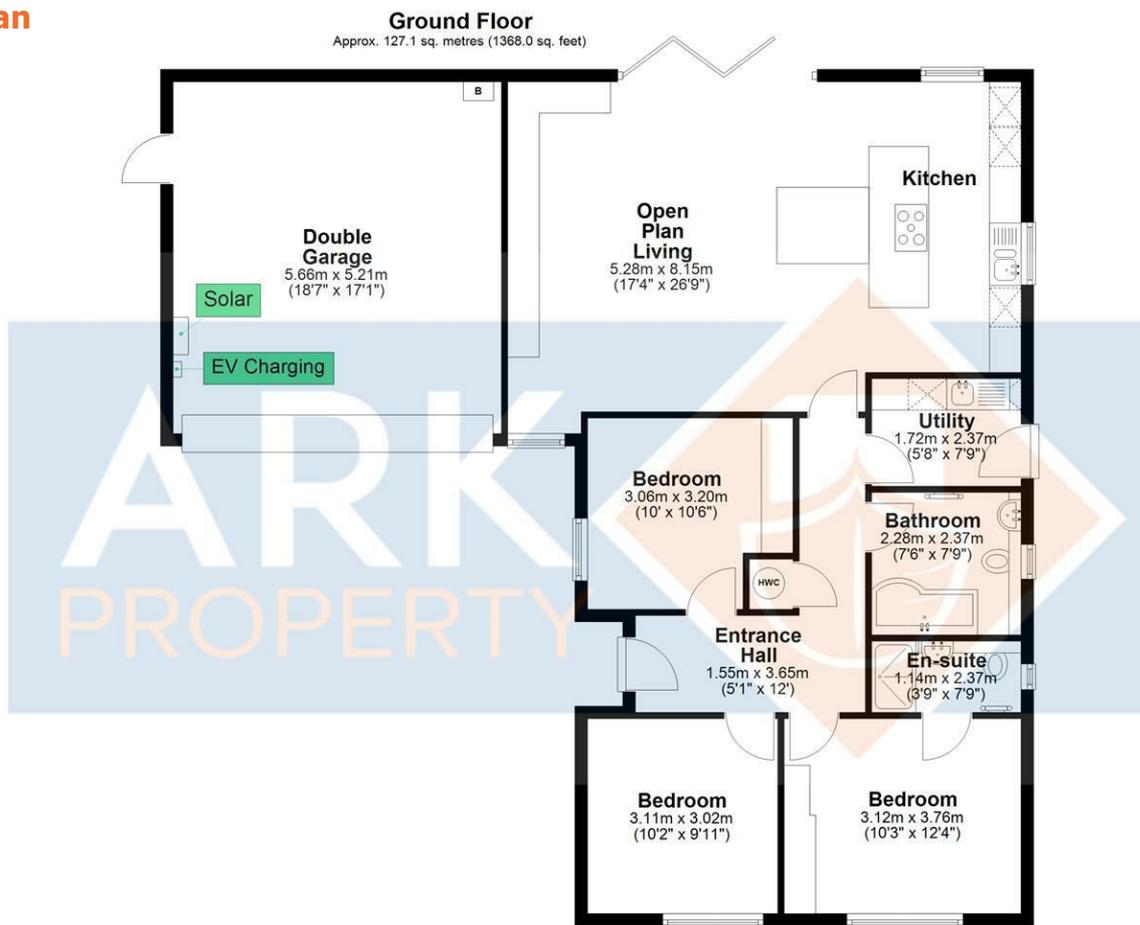
### Disclaimer

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.





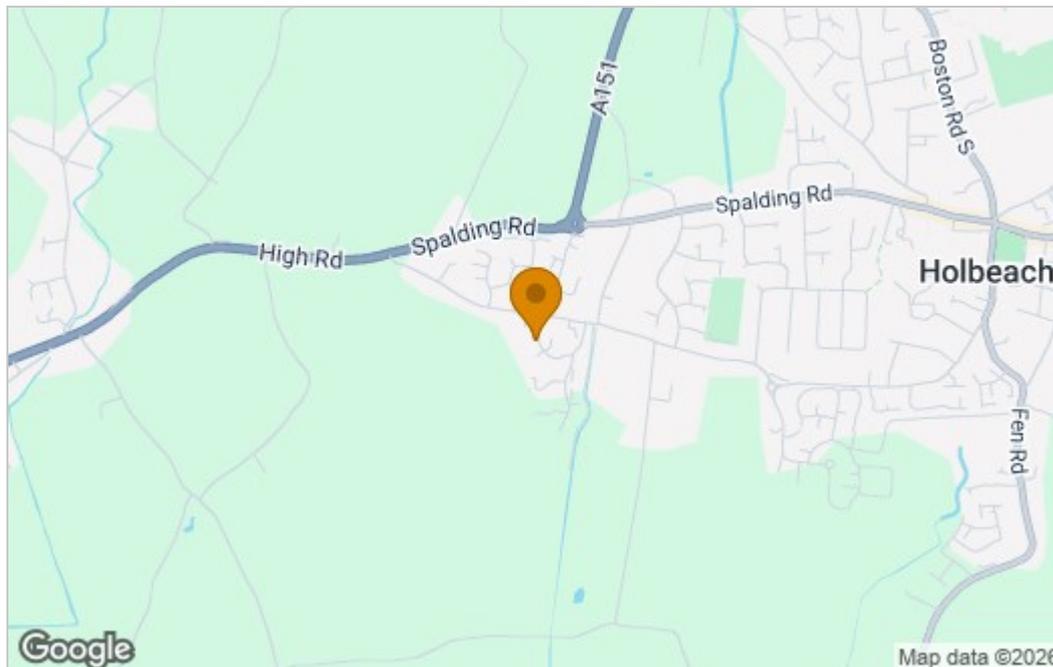
Floor Plan



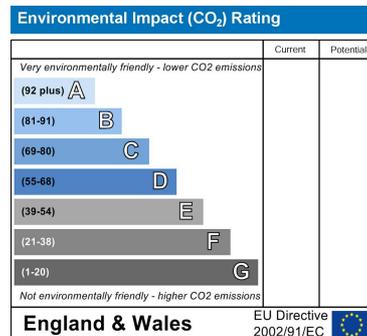
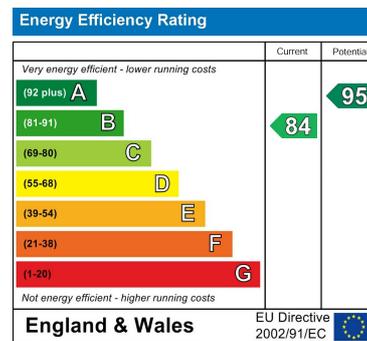
Total area: approx. 127.1 sq. metres (1368.0 sq. feet)

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



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