ARK PROPERTY

18 Westside, Spalding, PE11 3WG

£325,000

- Four-bedroom detached family home on the popular Westside development in Spalding
- Spacious kitchen/breakfast room with separate utility room and WC
- Lounge and separate dining room offering versatile living space
- Four bedrooms, including an ensuite, plus family bathroom
- Double garage with a useful room above, ideal for growing families
- Owners moving to a new build, with the onward chain already in place

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Situated on the popular Westside development in Spalding, this spacious four-bedroom detached home is ideally located close to recreational areas and offers excellent accommodation for growing families. The property benefits from a double garage with a versatile room above, providing valuable additional space.

The ground floor comprises an entrance hallway, lounge, separate dining room, kitchen/breakfast room, utility room and WC. Upstairs are four well-proportioned bedrooms, including an ensuite, together with a family bathroom.

The current owners are moving to a new-build property, meaning the onward chain is already in place and offers a smoother move for prospective buyers.

Entrance Hall 16'10" x 6'7" (5.15m x 2.03m)

Entrance door to front. Radiator. Understairs storage cupboard. Stairs to first floor landing.

Lounge 19'6" x 12'8" (5.95m x 3.88m)

PVC double glazed window to the front. French doors leading to rear garden. Radiator. Feature fireplace with surround.

Dining Room 12'3" x 12'8" (3.74m x 3.88m)

PVC double glazed window to front and side. Radiator.

Kitchen 11'10" x 10'1" (3.62m x 3.09m)

PVC double glazed window to sides. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Integrated dishwasher. Integrated fridge. Integrated oven with four ring gas hob and extractor hood over. Radiator. Tiled flooring.

Utility Room 6'9" x 9'4" (2.06m x 2.87m)

PVC double glazed window and door to rear. Matching range of base units with work surfaces over. Sink unit with drainer and mixer tap. Space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler. Tiled flooring.

Cloakroom

Window to side. Tiled flooring. Radiator. Wash hand basin. Toilet.

First Floor Landing 19'6" x 6'7" (5.95m x 2.03m)

PVC double glazed window to front. Radiator. Airing cupboard housing hot water tank and shelving. Doors to bedrooms and bathroom.

Bedroom 1 12'3" x 12'9" (3.74m x 3.89m)

PVC double glazed window to front. Radiator.

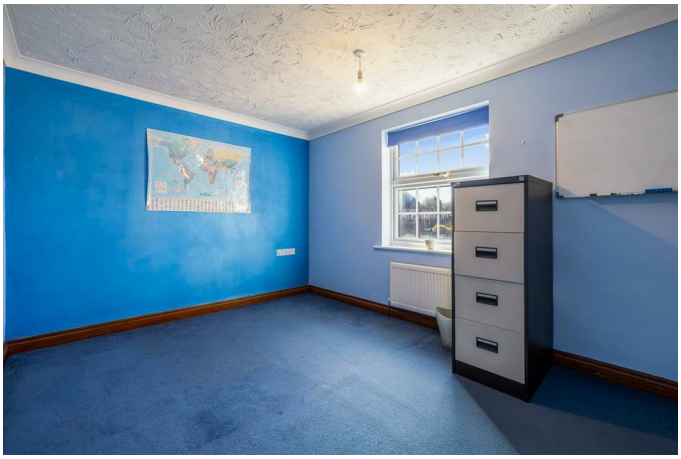
En-suite

Window to side. Toilet. Wash hand basin. Shower cubicle. Shaver point. Heated towel rail. Extractor fan.

Bedroom 2 9'6" x 10'9" (excluding cupboard) (2.90m x 3.29m (excluding cupboard))

PVC double glazed window to front. Radiator. Built in sliding door wardrobe.

Bedroom 3 9'7" x 12'9" (2.93m x 3.89m)



PVC double glazed window to rear. Radiator.

Bedroom 4 11'10" x 10'2" (3.62m x 3.12m)

PVC double glazed window to side. Radiator.

Bathroom 6'9" x 8'4" (2.07m x 2.55m)

PVC double glazed window to rear. Radiator. Panelled bath with hand held shower attachment. Shower cubicle. Wash hand basin. Toilet. Partially tiled walls. Shaver point. Extractor fan.

Outside

The front of the property provides off road parking with access to the double garage. Pathway leading to the entrance door. Side access to the rear garden.
The rear garden is enclosed by timber fencing. Lawn area with mature borders. Paved patio area.

Garage 19'8" x 16'8" (6.00m x 5.09m)

Twin up and over garage doors. Power and lighting. Stairs to the side of the garage leading to the studio above.

Studio 19'8" x 16'8" (6.00m x 5.09m)

External stairs giving access the room above the garage. PVC double glazed window to front. Storage heater,

Property Postcode

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

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: D
Annual charge: Not known
Property construction: Brick built
Electricity supply: Not known
Solar Panels: Not known
Other electricity sources: Not known
Water supply: Not known
Sewerage: Not known
Heating: Not known
Heating features: Not known
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: Not known
Restrictions: Not known
Public right of way: Not known
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: Not known
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: Not known
Coalfield or mining area: Not known
Energy Performance rating: TBC

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

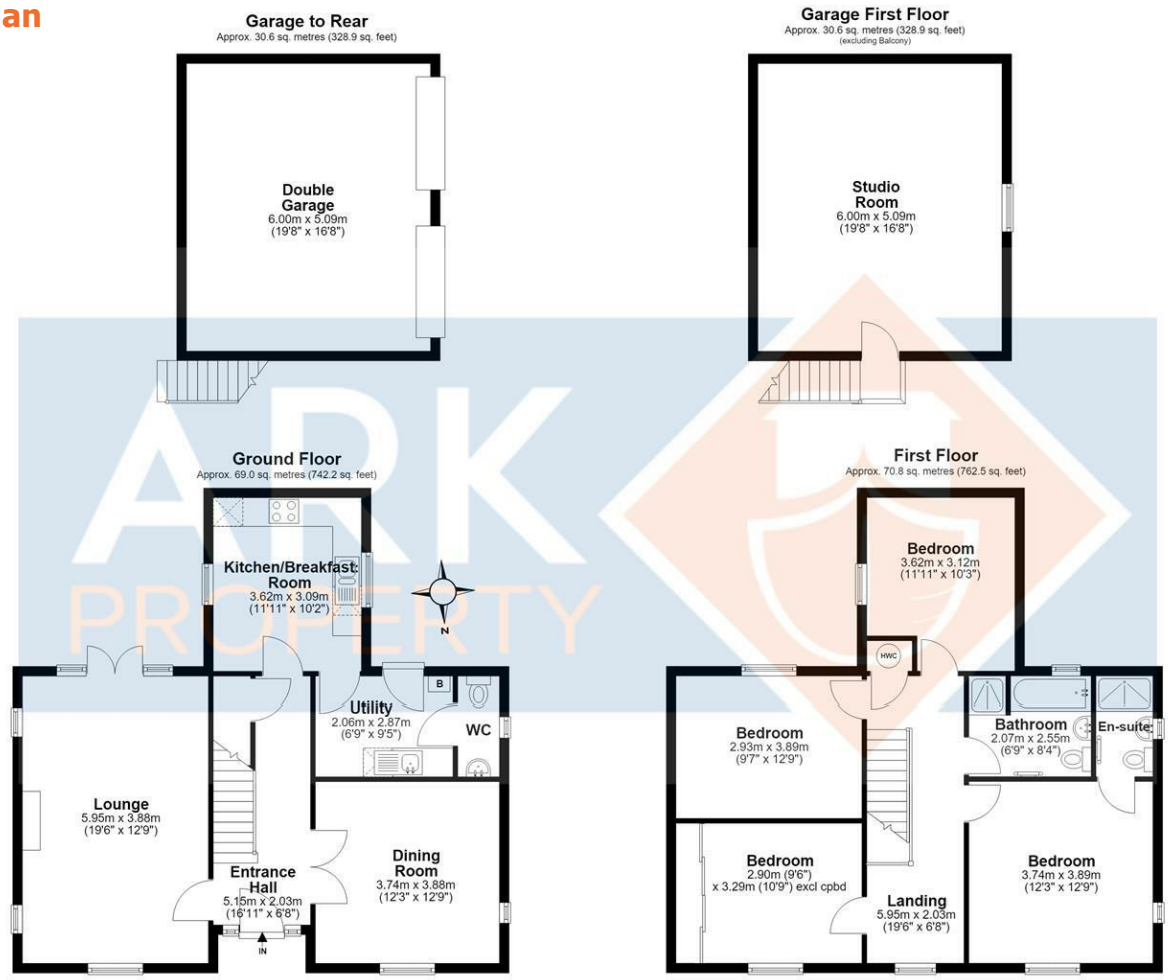
We can also offer full Financial and Solicitor services.

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.

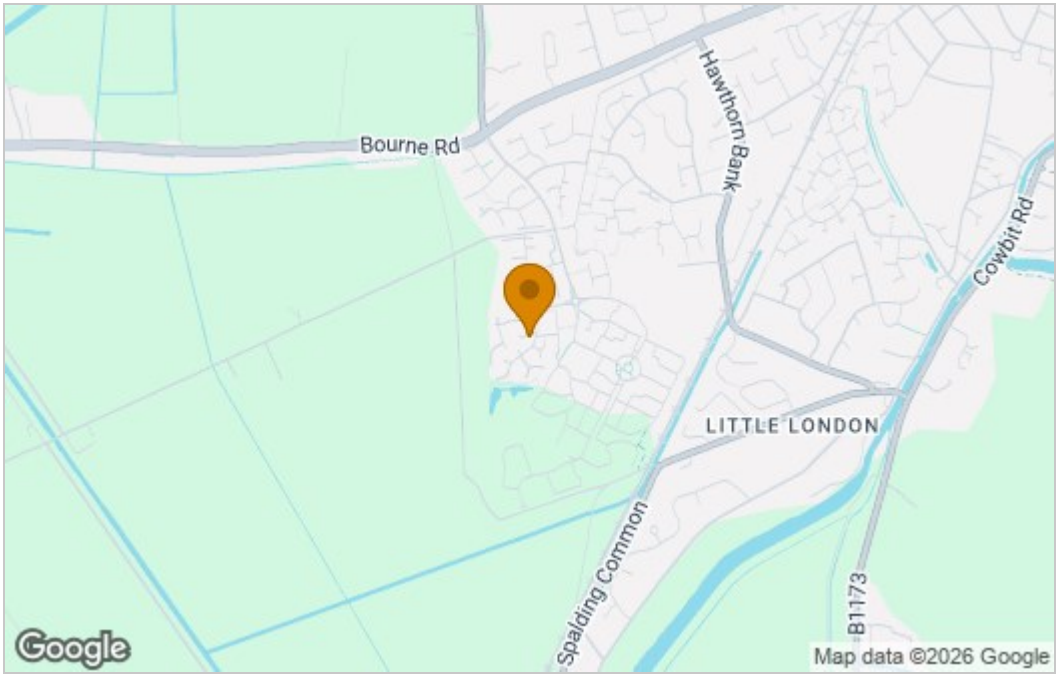
Floor Plan



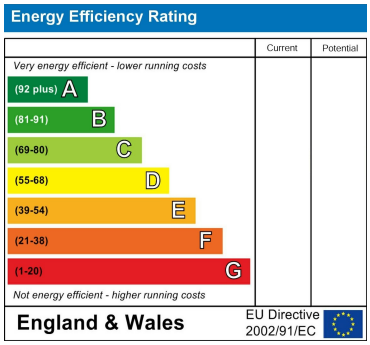
Total area: approx. 200.9 sq. metres (2162.5 sq. feet)

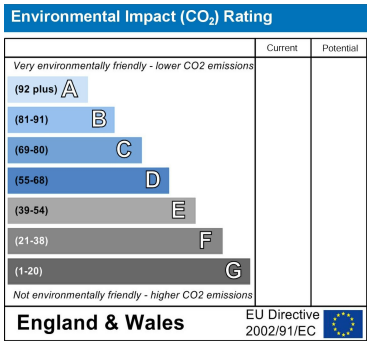
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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