



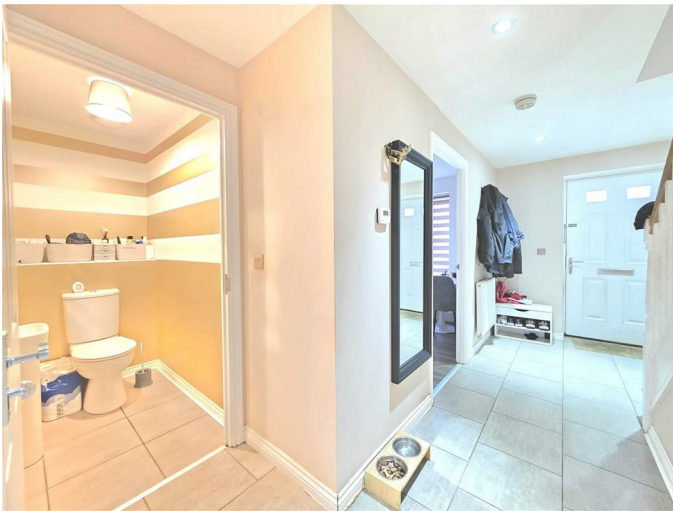
8 Tyne Close, Spalding, PE11 3DN

£260,000

- Four bedroom link-detached family home built in 2015
- Popular Tyne Close location in Spalding, close to schools and play areas
- Entrance hall with WC and built-in storage
- Kitchen breakfast room and rear-facing lounge
- Four bedrooms including en-suite to principal, plus family bathroom
- Enclosed rear garden, additional side garden and single garage

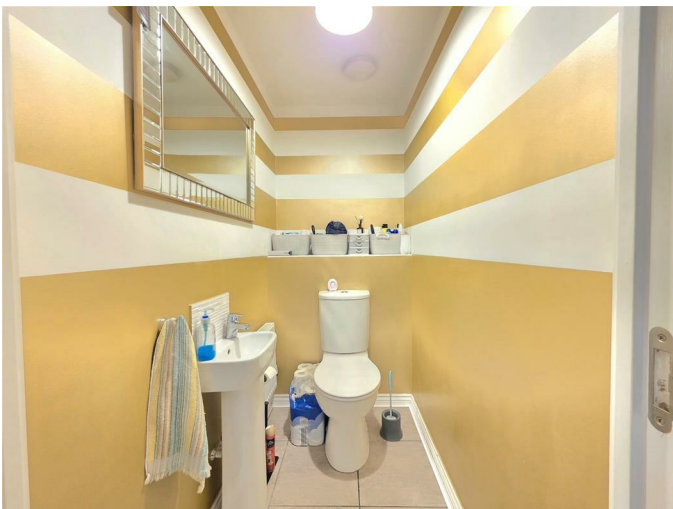
A well-presented four bedroom link-detached family home, built in 2015 and ideally located on the popular Tyne Close in Spalding, close to local schools and children's play areas. The accommodation comprises an entrance hall with WC and built-in storage, a modern kitchen breakfast room to the front, and a spacious lounge to the rear overlooking the garden. To the first floor are four bedrooms, including a principal bedroom with en-suite, and a family bathroom. Outside, the property benefits from an enclosed rear garden, an additional side garden and a single garage, making this an ideal home for families.

Entrance Hall 15'1" x 6'10" (4.62m x 2.09m)



PVC double glazed door to front. Radiator. Stairs to first floor landing.

Cloakroom 6'0" x 3'4" (1.85m x 1.04m)



Toilet. Wash hand basin. Tiled splash back.

Lounge 14'10" x 15'5" (4.53m x 4.70m)



PVC double glazed French doors with glazed side panels to rear. Radiator.



Kitchen 8'7" x 11'3" (2.62m x 3.43m)

PVC double glazed window to front. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Hob with extractor hood over. Built in oven and grill. Integrated fridge/freezer. Integrated dish washer. Space and plumbing for washing machine. Radiator.

**First Floor Landing**

Doors to bedrooms and bathroom.

Bedroom 1 13'0" x 12'2" (3.98m x 3.73m)

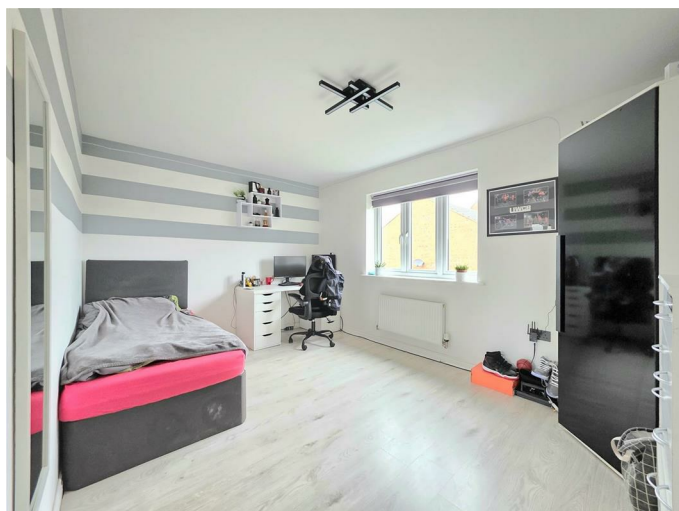
PVC double glazed window to front. Radiator.

En-suite 6'7" x 5'4" (2.02m x 1.65m)



PVC double glazed window to front. Shower cubicle with shower over. Toilet. Wash hand basin. Heated towel rail.

Bedroom 2 9'9" x 13'10" (2.99m x 4.23m)



PVC double glazed window to rear. Radiator.

Bedroom 3 9'6" x 11'8" (2.90m x 3.57m)



PVC double glazed window to rear. Radiator.

Bedroom 4 10'1" x 7'5" (3.08m x 2.28m)



PVC double glazed window to front. Radiator.

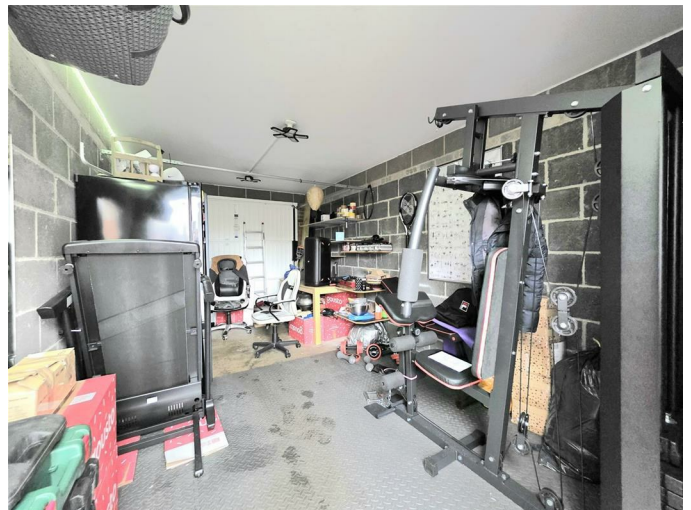
Bathroom 6'8" x 6'7" (2.05m x 2.03m)

Panel bath with shower attachment over. Glass shower screen. Toilet. Wash hand basin. Heated towel rail.

Outside

The front of the property has driveway leading to the single garage. Lawn area and pathway leading to the front door.

The rear garden is enclosed by timber fencing. Lawn area. Patio area.

**Garage 17'2" x 9'3" (5.24m x 2.84m)**

Up and over vehicular door to front. Power and light connected.

Property Postcode

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

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: 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 Variable 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 Single Garage
 Building safety issues:
 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: 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.

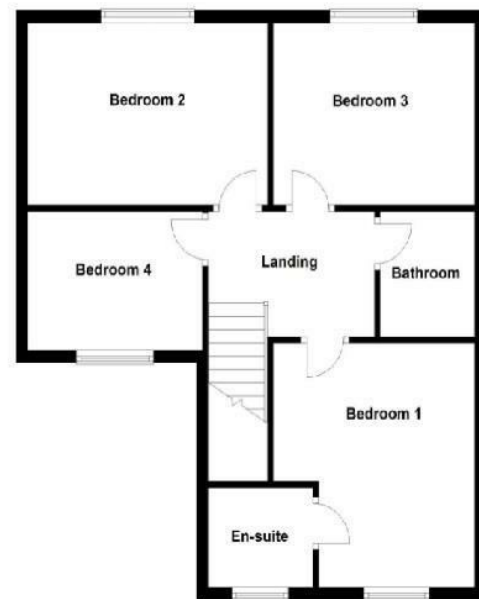
Disclaimer

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 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

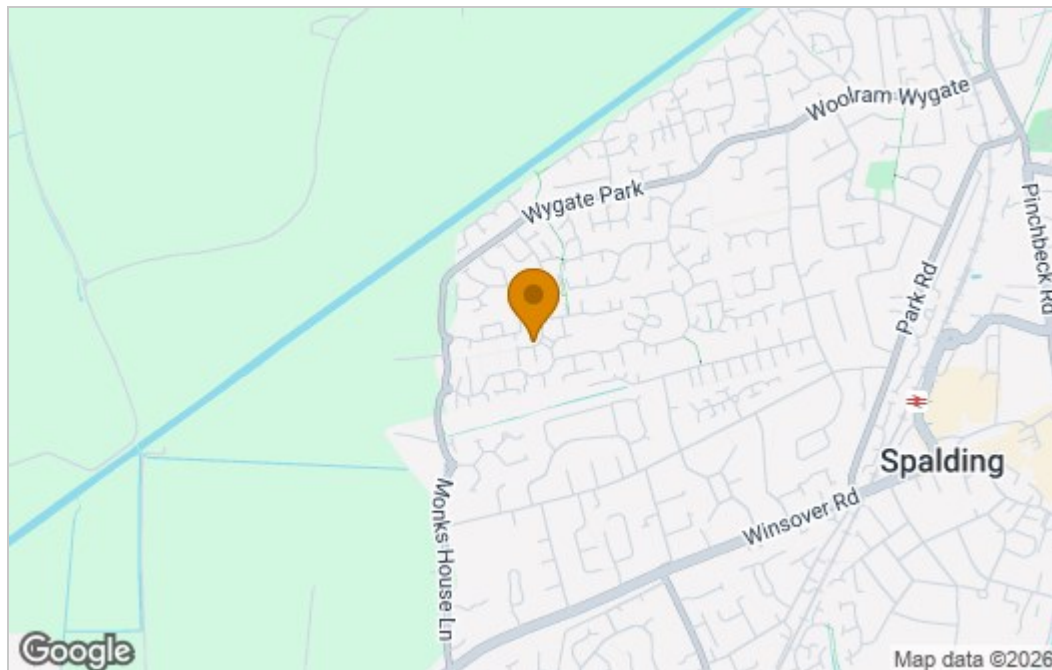


Ground Floor



First Floor

Area Map



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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

