



## 40 Pheasant Street, Spalding, PE12 8PU

**£200,000**

- NO CHAIN!
- Great size en-suite shower room to main bedroom
- Ample off road parking
- Landscaped rear garden
- Popular area of Holbeach
- Sociable kitchen diner
- Beautifully presented throughout
- Perfect for a first time buyer

Immaculately presented throughout, this beautifully decorated three bedroom semi detached home is the perfect choice for a first-time buyer looking for a ready made property to move straight into.

This popular model offers a well designed, flowing layout with a sociable kitchen diner, ideal for modern living and entertaining. There are three bedrooms, with the main bedroom benefiting from a lovely en-suite shower room.

Externally, the property provides off-road parking to the side and a low maintenance rear garden, featuring a stylish patio area with both seating and dining spaces, perfect for relaxing or entertaining outdoors.

Located on a modern and sought-after development on the edge of Holbeach, this home combines contemporary living with a peaceful setting.

Book your viewing today, this stunning home won't stay on the market for long!

#### Entrance Hall

Composite door to front. LVT flooring. Radiator.

#### Cloakroom



Two piece suite comprising toilet. Wash hand basin. LVT flooring. Radiator. Extractor fan.

#### Lounge 16'4" x 12'3" (5.00m x 3.74m)



PVC double glazed window to front. Carpeted.

Radiator. Understairs storage area. Stairs leading to first floor landing.

#### Kitchen/Dining Room 9'10" x 16'4" (3.00m x 5.00m)



PVC double glazed window to rear and French doors leading out into the garden. Matching base and eye level units with worktop over. Sink drainer with mixer tap. Integrated dishwasher. Integrated fridge freezer. Electric oven and four ring hob with extractor hood over. Space and plumbing for washing machine. Radiator. LVT flooring.

#### First Floor Landing 8'9" x 7'1" (2.68m x 2.16m)



Loft access. Radiator. Carpeted.

#### Bedroom 1 10'0" x 10'5" (3.06m x 3.18m)



PVC double glazed window to rear. Carpeted. Radiator.

**En-suite 7'4" x 5'6" (2.25m x 1.70m)**



PVC double glazed window to rear. Three piece suite comprising toilet. Wash hand basin. Walk in shower. Heated towel rail. Extractor fan. LVT flooring.

**Bedroom 2 12'0" x 8'10" (3.67m x 2.70m)**



PVC double glazed window to front. Carpeted. Radiator.

**Bedroom 3 7'5" x 7'1" (2.27m x 2.16m)**



PVC double glazed window to front. Carpeted. Radiator.

**Bathroom 6'10" x 8'11" (2.09m x 2.74m)**



PVC double glazed window to side. Three piece suite comprising toilet. Wash hand basin. Panelled bath with shower attachment over. Heated towel rail. LVT flooring. Extractor fan.

**Outside**



The front of the property has a lawn area and pathway leading to the front door. There is a driveway to the side of the property giving off road parking. Side gated access to the rear garden. The rear garden is enclosed by timber fencing. Lawn area. Decorative styled tiled seating area.

### Property Postcode

For location purposes the postcode of this property is: PE12 8PU

### 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: B

Annual charge: No

Property construction: Brick built

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: None

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

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: B83

### 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.

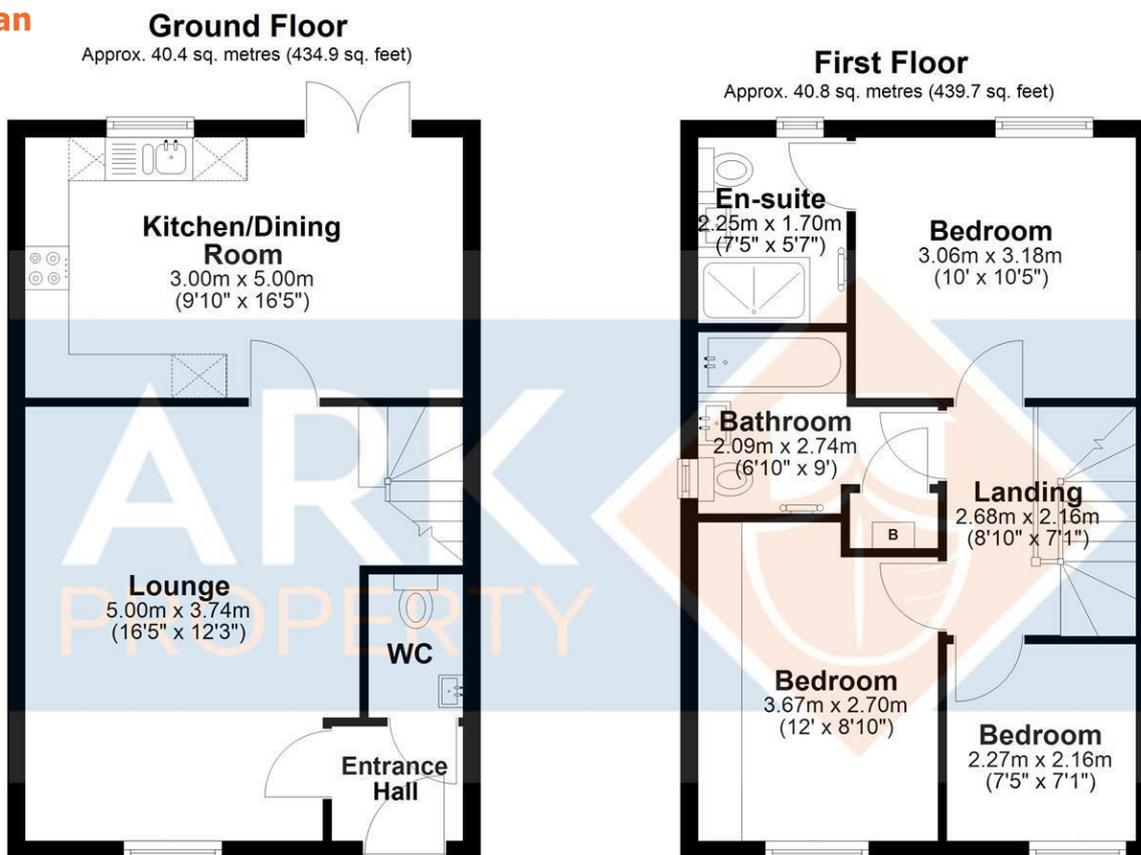
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because

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



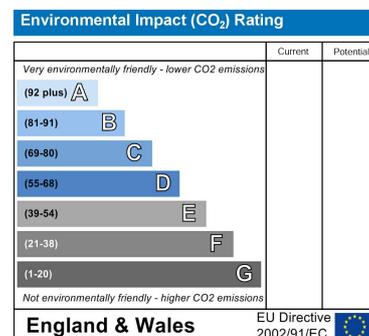
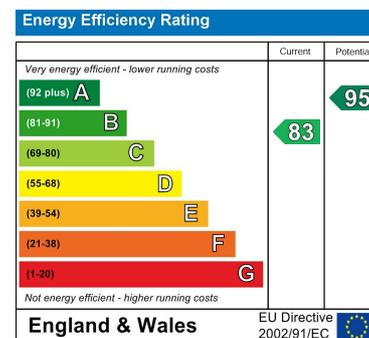
Total area: approx. 81.3 sq. metres (874.6 sq. feet)

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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