



89 Cradge Bank, Spalding, PE11 3AF

Offers Over £325,000

NO ONWARD CHAIN! Ark Property Centre are delighted to offer for sale this extended four bedroom detached home on Cradge Bank in Spalding.

Presented in excellent order and benefiting from a stunning ground floor kitchen extension this property is ideal for a growing family or for entertaining.

Internally comprising four bedrooms, two bathrooms and three reception rooms plus utility room and externally with enclosed gardens and workshop this property must be seen to be appreciated. Contact Ark for more information.

Entrance Hallway



Upvc front door with glazed side panels. High gloss tiled floor. Designer radiator. Alarm panel. Smoke detector. Oak staircase with glass balustrade.

Lounge 12'2" x 14'7" (3.71m x 4.45m)



PVCu double glazed window to front, skimmed ceiling, radiator, solid oak flooring.

Snug Area



PVCu double glazed window to rear, Skimmed ceiling, radiator, solid oak flooring, opening to utility area and opening to kitchen diner, under stairs storage cupboard.

Kitchen Diner



Vaulted ceiling extension with Velux style windows and bi folding doors opening to garden. Fitted with

a modern range of base, eye level and island units with worktop space and tiled splashback. 1 1/2 bowl inset stainless steel sink with chrome mixer tap over, induction hob to island, integrated full height fridge and freezer, integrated dishwasher, twin integrated ovens, warming drawer and microwave. Tiled floor with underfloor heating.

Utility Area



Ideal as a utility or a work from home space. PVCu double glazed window to rear, skimmed ceiling. Fitted base units with worktop space and tiled splashback. Composite sink and drainer with chrome mixer tap over. Space and plumbing for washing machine and tumble dryer. Door to coat and boot room and W.C.

W.C



With fitted toilet and wash hand basin.

Storage/ Coat And Shoe Room

Landing

Coving to skimmed ceiling, doors to bedrooms, bathroom and shower room, loft access. Oak bannister with glass balustrade.

Bedroom One 14'7" x 10'11" (4.47m x 3.33m)

PVCu double glazed window to front, coving to skimmed ceiling, radiator.

Bedroom Two 12'0" x 8'9" (3.68m x 2.69m)

PVCu double glazed window to rear, coving to textured ceiling, radiator, built in airing cupboard with hot water cylinder and wall mounted gas central heating boiler.

Bedroom Three 14'0" x 7'4" (4.27m x 2.24m)

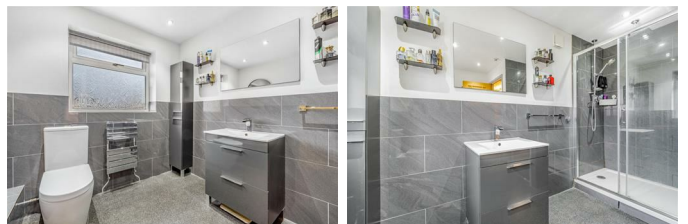
PVCu double glazed window to front, coving to textured ceiling, radiator.

Bedroom Four 7'4" x 7'4" (2.26m x 2.24m)

PVCu double glazed window to front, coving to textured ceiling, radiator. Fitted open wardrobes.

Bathroom 6'4" x 7'3" max (1.94m x 2.22m max)

PVCu double glazed window to rear, skimmed ceiling with recessed ceiling spotlights, chrome heated towel rail. Fitted with a three piece suite comprising double ended bath with chrome open spout mixer tap and hand held shower attachment, wall mounted wash hand basin with chrome mixer tap over and close coupled toilet with push button flush. Granite tile flooring and half height wall tiles.

Shower Room 11'8" x 7'1" (3.56m x 2.16m)

PVCu double glazed window to rear, skimmed ceiling

with recessed ceiling spotlights. Wall mounted chrome heated towel rail. Fitted with a three piece suite comprising oversize tiled shower cubicle with glass door and mains shower over, vanity unit with inset wash hand basin and chrome mixer tap and close coupled toilet with push button flush.

Garage

Reduced size due to conversion. Up and over door opening to storage space. Power and light connected.

Outside



The property can be accessed off Cradge Bank. To the front of the property is a block paved driveway providing off road parking for multiple vehicles. Side gated access leads to the rear garden, enclosed by timber fencing and laid to artificial lawn with patio seating area. There is a storage shed and workshop with power and light connected.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: C

Alarm System With HD Cameras

PLEASE NOTE:

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

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

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.

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.

Property Postcode

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

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.

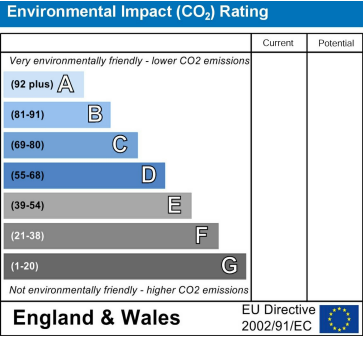
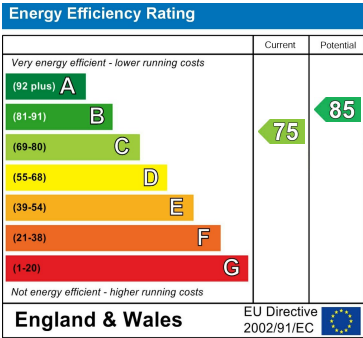
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

