



## 8 Carisbrooke Way, Spalding, PE12 6DS

**£385,000**

- Double Garage
- Popular village location
- Low maintenance rear garden
- Kitchen diner with island
- Spacious flowing layout
- Large entrance hall
- Bedroom one with En-suite
- Galleried landing area
- Bedroom two with Jack and Jill bathroom
- Being sold with no chain

Welcome to Carisbrooke Way, Weston Hills  
 Located in the sought after village of Weston Hills, just a short drive from Spalding town, this stunning property offers a fantastic layout and plenty of appeal.

From the moment you arrive, the kerb appeal is clear, with ample parking leading to a double garage. Step inside and you'll find a grand entrance hall that sets the tone for the rest of the home. The spacious lounge, dedicated office, and sociable kitchen diner with central island make this property ideal for both family life and entertaining.

Upstairs, the galleried landing leads to four generously sized bedrooms, providing comfort and space for everyone.

This wonderful home is now offered with no forward chain.

**Entrance Hall 10'2" x 12'10" (3.10m x 3.93m)**



Composite entrance door with glazed side windows. Stairs to first floor. Built in understairs storage cupboard. Laminate flooring. Radiator.

**Cloakroom**



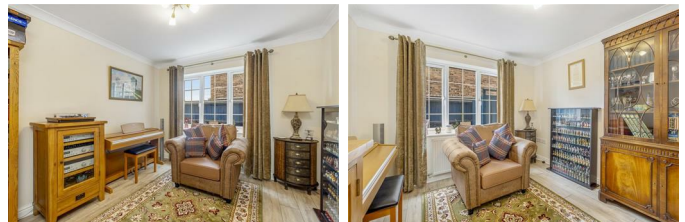
UPVC double glazed window to front. Toilet. Pedestal wash hand basin with mixer tap. Tiled walls. Tiled flooring. Radiator

**Lounge 17'8" x 14'11" (5.39m x 4.55m)**



UPVC double glazed French doors to conservatory. Feature Fireplace with wood burner. Laminate flooring. Radiators.

**Office/Snug 10'2" x 11'6" (3.11m x 3.53m)**



UPVC double glazed window to side. Laminate flooring. Radiator.

**Kitchen 15'2" x 19'4" (4.64m x 5.91m)**



UPVC double glazed window to rear and French doors to garden. Matching range of fitted wall and base units with worktops over. Stainless steel sink with mixer tap. Tiled splashbacks. Range style electric oven and hob with extractor hood. Stainless steel splashback. Integrated dishwasher. Integrated fridge/freezer. Centre island unit. LED spotlights. Radiator. Tiled flooring.

**Utility Room 7'2" x 9'3" (2.19m x 2.84m)**



UPVC double glazed window to side and door to rear garden. Matching range of fitted wall and base units. Worktop over. Stainless steel sink with mixer tap. Space and plumbing for washing machine. Space and plumbing for tumble dryer. Radiator. Tiled flooring.

**Conservatory 11'3" x 12'3" (3.44m x 3.74m)**



UPVC and brick construction with UPVC double glazed windows. French doors to rear garden. Solid roof. Tiled flooring.

**First Floor Landing 13'11" x 9'8" (4.25m x 2.95m)**



UPVC double glazed window to front. Built in airing cupboard housing hot water tank. Carpeted. Loft access. Doors to bedrooms and bathroom.

**Bedroom 1 17'8" x 14'10" (5.39m x 4.53m)**



UPVC double glazed window to rear. Radiator. Carpeted.

**En-suite 5'1" x 6'9" (1.56m x 2.06m)**



UPVC double glazed window to side. Enclosed tiled shower cubicle. Pedestal wash hand basin with mixer tap. Tiled splashbacks. Toilet. Radiator. Tiled flooring. Extractor Fan.

**Bedroom 2 12'2" x 10'2" (3.71m x 3.10m)**



UPVC double glazed window to rear. Radiator. Carpeted.

**Bedroom 3 10'3" x 14'11" (3.12m x 4.55m)**

UPVC double glazed window to front. Radiator. Carpeted.

**Bedroom 4 10'4" x 9'5" (3.15m x 2.87m)**



UPVC double glazed window to front. Radiator. Carpeted.

**Bathroom 8'8" x 8'9" (2.65m x 2.68m)**



Jack and Jill doors with UPVC double glazed window to rear. Fitted panel bath with mixer tap. Enclosed tiled shower cubicle. Toilet. Pedestal wash hand basin with mixer tap. Tiled splashbacks. Radiator. Tiled flooring. Extractor fan.

**Outside**



To the front of the property is low maintenance with a brick paved driveway leading to a Double Garage, providing off road parking for several vehicles and an area laid to Lawn with an established tree. There is access via a gate to the side providing access to the rear garden. The rear garden is fully enclosed by timber fencing. Mainly laid to artificial lawn and a patio area perfect for entertaining.

**Double Garage 20'8" x 18'0" (6.30m x 5.51m)**

UPVC double glazed window to front. Electric vehicular door. Power and light connected. EV charger point for electric car charging.

**Property Postcode**

For location purposes the postcode of this property is: PE12 6DS

**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.

### **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: D

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Oil 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 Variable 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 - very 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: C75

### **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**

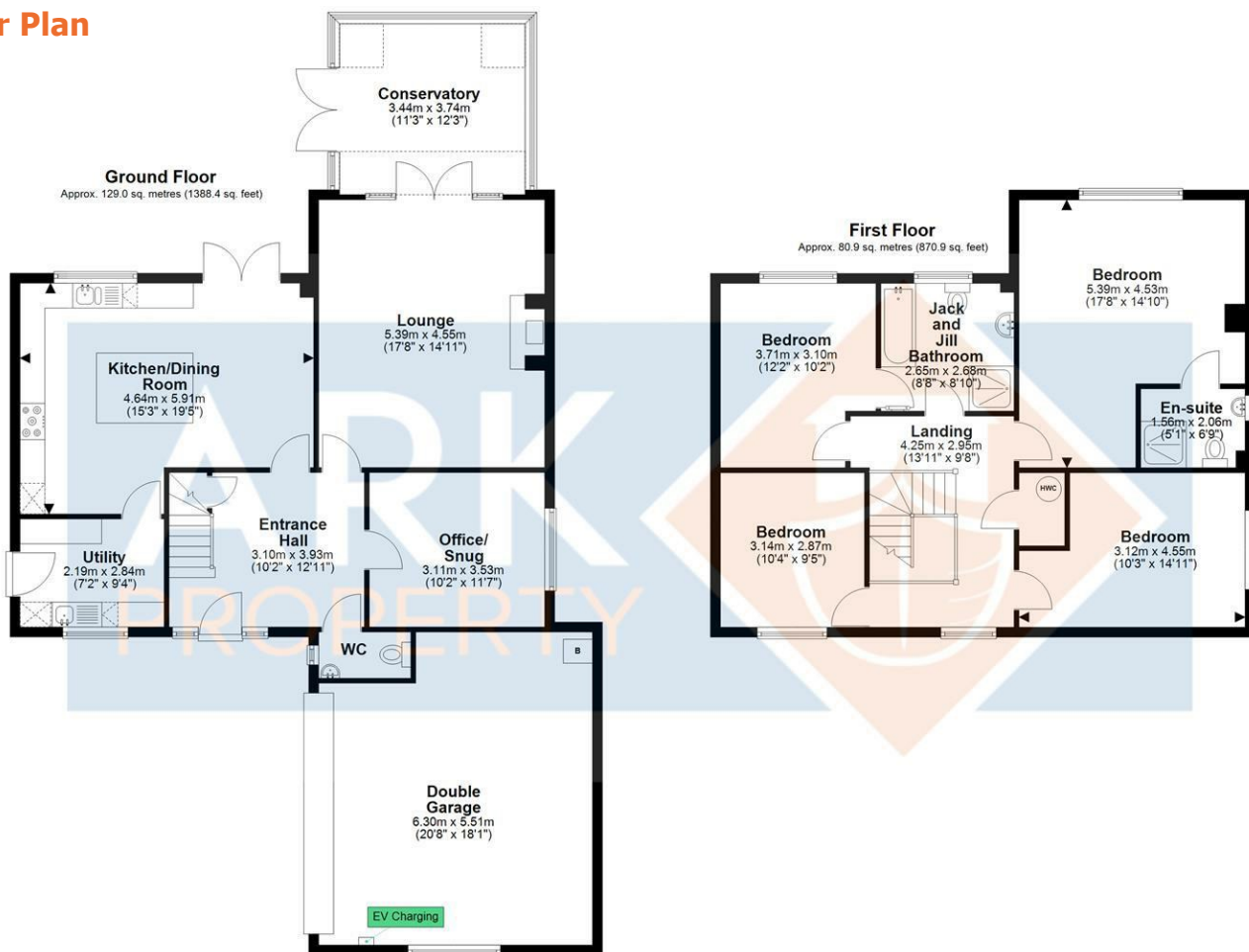
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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.

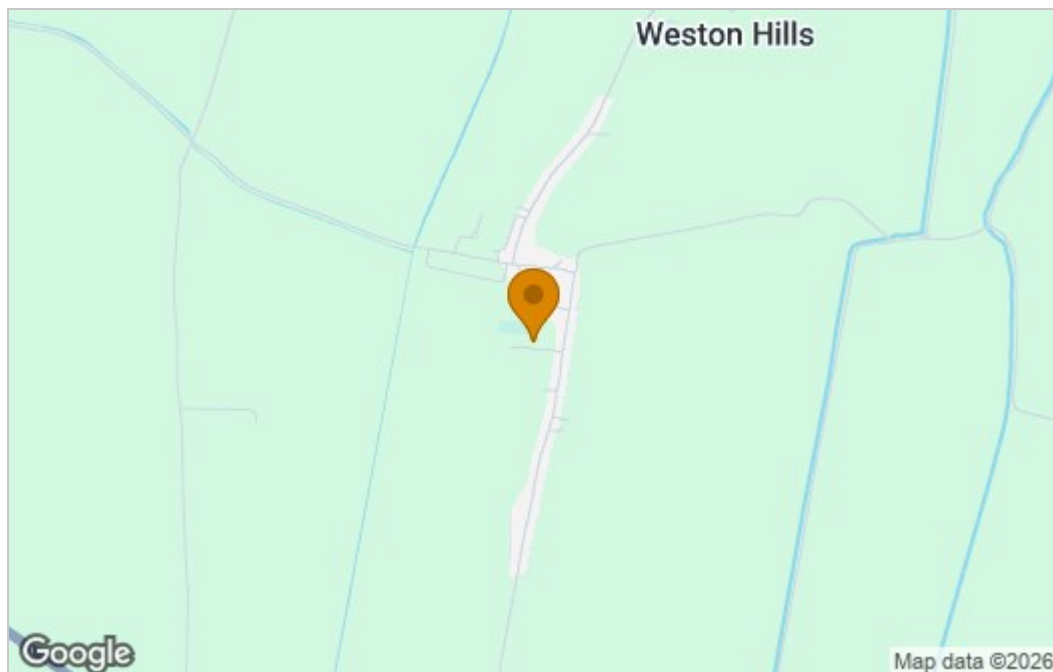
## Floor Plan



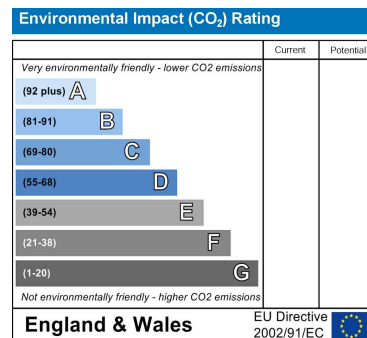
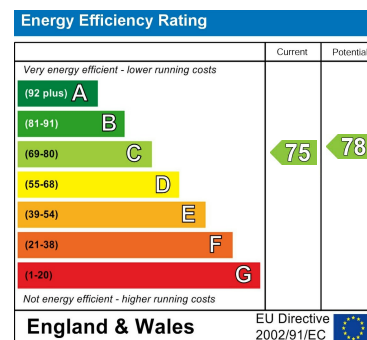
Total area: approx. 209.9 sq. metres (2259.3 sq. feet)

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 of any contract.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

