



## **11 Poppy Close, Spalding, PE11 3FQ**

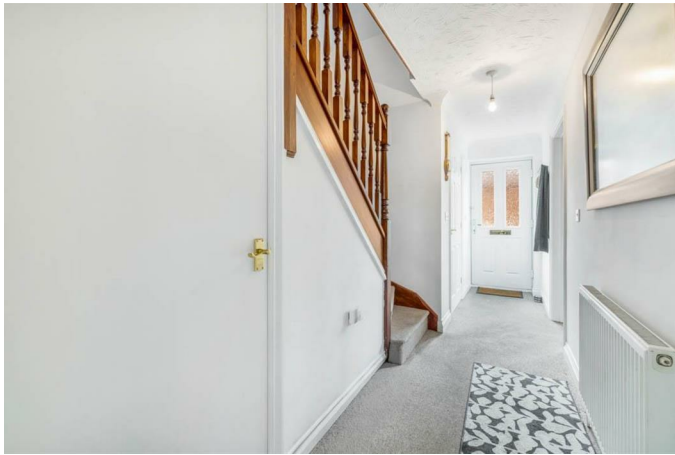
**£205,000**

- Built in 2013 by Broadgate Homes, a well-respected local developer
- Three well-proportioned bedrooms and a modern four-piece family bathroom
- Spacious kitchen/dining room with a practical layout, ideal for family living
- Ground floor WC and welcoming entrance hall for added convenience
- Enclosed rear garden, perfect for outdoor entertaining or relaxing
- Single garage and driveway, offering secure off-road parking

## Three bedroom Home on Sought-After Poppy Close, Spalding

Built in 2013 by the highly regarded Broadgate Homes, this well-presented three-bedroom property is ideally located on the popular Poppy Close in Spalding. The ground floor features a welcoming entrance hall with WC, a spacious kitchen/dining room, and a comfortable lounge. Upstairs, the home offers three well-proportioned bedrooms and a stylish four-piece family bathroom. Outside, you'll find a fully enclosed rear garden and a single garage, providing both privacy and convenience. A fantastic opportunity to own a modern home in a desirable residential area.

### Entrance Hall 16'6" x 3'7" (5.04m x 1.11m)



Glazed entrance door, coving to ceiling, radiator, stairs to first floor with under stairs cupboard. Doors to WC, kitchen dining room and lounge.

### Cloakroom 3'5" x 6'0" (1.05m x 1.83m)



Coving to ceiling, radiator, fitted close coupled toilet with push button flush and pedestal wash hand basin.

### Lounge 16'4" x 10'11" (5.00 x 3.33)



PVC double glazed window and French doors to rear, coving to ceiling, radiator.



**Kitchen Dining Room 13'10" x 8'11" (4.24 x 2.74)**



PVC double glazed windows to front and side, coving to ceiling, laminate flooring, radiator. Fitted with a matching range of base and eye level units with roll edge work surface and tiled splashbacks, four ring gas hob with extractor hood over and integrated electric oven and grill under. Space and plumbing for washing machine, space for fridge freezer, wall mounted mains gas central heating boiler.



**First Floor Landing**



Coving to ceiling, loft access, doors to bedrooms and bathroom.

**Bedroom One 13'5" x 9'1" (4.09 x 2.79)**



PVC double glazed window to rear, coving to ceiling, radiator.

**Bedroom Two 11'6" x 8'0" (3.51 x 2.44)**

PVC double glazed window to front, coving to ceiling, radiator.

### Bedroom Three 8'0" x 8'0" (2.46 x 2.44)



PVC double glazed window to front, coving to ceiling, radiator.

### Bathroom 8'5" x 6'11" (2.59 x 2.11)



PVC double glazed window to rear, coving to ceiling, extractor fan, vinyl flooring. Fitted with a four piece suite comprising bath with chrome mixer tap and tiled splashback, shower cubicle with chrome thermostatic bar shower, close coupled toilet with push button flush and pedestal wash hand basin.

### Outside



There is gated access to the rear garden which is laid to lawn and enclosed by brick wall and timber fence. There is a patio seating area, outside light and cold water tap.



### Garage



Single garage with up and over door.

### Property Postcode

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

### 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: Scottish Power

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 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 Single Garage

Building safety issues: No

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: C78

### 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.

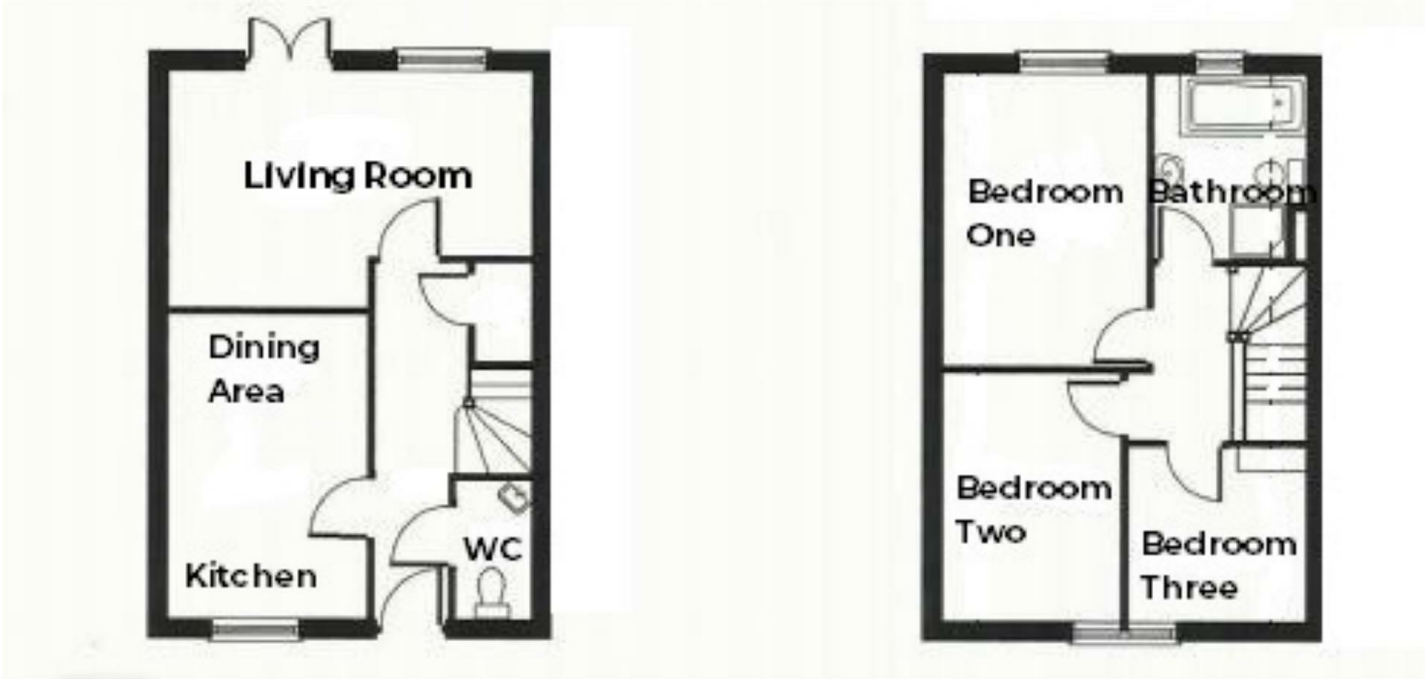
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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

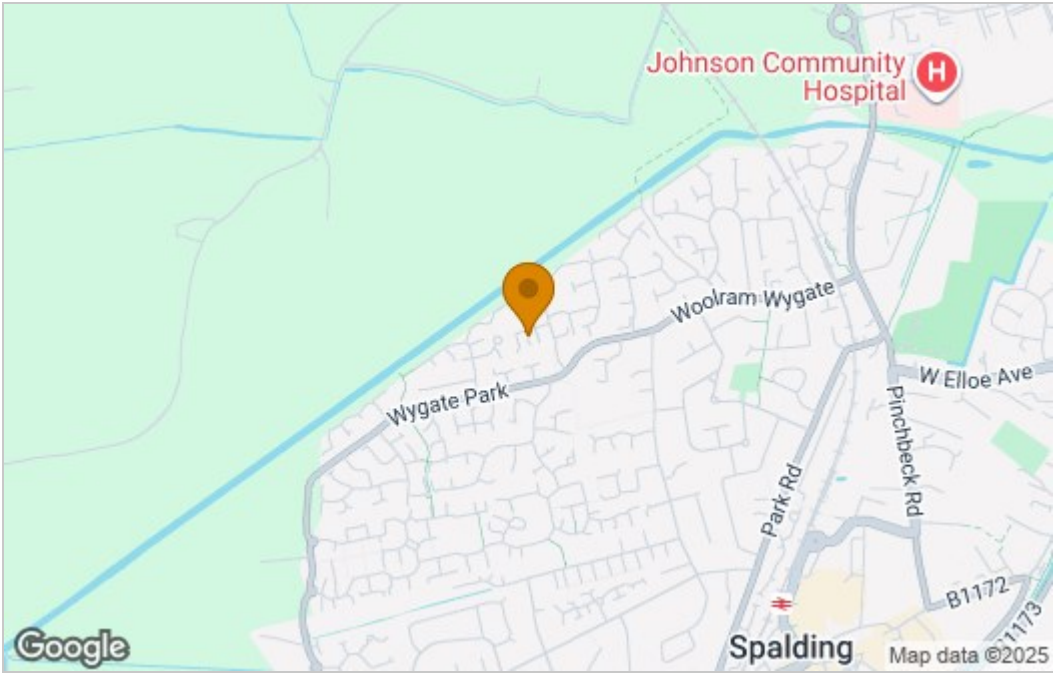
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Floor Plan



Area Map



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Energy Efficiency Graph

