



## 13 Meadway, Spalding, PE11 3LQ

**£350,000**

- Solar panels
- Integral double garage
- Popular estate location
- Well presented throughout
- Large rear garden
- Great flowing layout
- Recently re fitted kitchen and bathrooms
- Spacious bedrooms
- Perfect space for a growing family home
- Must view to be appreciated



## Beautifully Presented Family Home on the Sought After Meadway Development

Located on the ever-popular Meadway development, built by the renowned Allison Homes, this beautifully presented family home occupies a generous corner plot and offers everything a growing family could need.

This particular design has long been a favourite in the area, thanks to its well planned, flowing layout that perfectly balances space, comfort, and style. The ground floor enjoys an open-plan feel, ideal for modern family living, while upstairs you'll find spacious bedrooms providing flexibility for all.

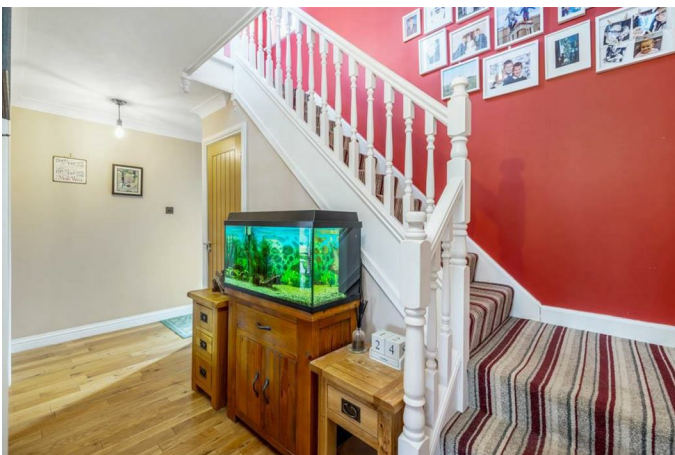
The current owners have recently refitted both the kitchen and bathrooms, giving the home a fresh, contemporary finish and making it completely move-in ready.

Set on a fantastic plot, the private rear garden offers plenty of space to make your own, currently arranged into distinct areas for relaxing and entertaining.

Perfectly positioned, this home is within walking distance of Monkshouse Primary School and local parks, making it ideal for families. You're also just a short drive from Spalding town centre and its wide range of shops, restaurants, and further amenities. Adding to its appeal, the property features solar panels, helping to reduce energy costs and boost efficiency, reflected in its impressive EPC rating of B.

This is a superb family home that's stylish, efficient, and ready to move straight into, a property that truly ticks all the boxes.

### Entrance Hall 7'4" x 14'9" (2.25m x 4.51m)



Composite door to front. Solid oak flooring. Stairs to first floor landing.

### Cloakroom



UPVC window to front. Toilet. Wash hand basin. Partially tiled walls. Tiled flooring.

### Lounge 24'2" x 11'9" (7.38m x 3.60m)



UPVC box bay window to front. Bi-fold doors to rear. Feature brick built fireplace with inset stove. Radiator. Engineered oak flooring.



**Dining Room 14'0" x 11'5" (4.27m x 3.49m)**



UPVC window to rear. Radiator. Solid oak flooring. Solid oak French doors leading to the hallway.



**Kitchen 12'8" x 10'8" (3.87m x 3.26m)**



UPVC window to rear. Matching wall and base units with work surfaces over. Black composite sink drainer with mixer tap over. Rangemaster cooker

with gas hob, extractor hood over and large glass splash back behind the range cooker. Built in dishwasher. Built in fridge. Built in pantry cupboard with shelving. Tiled flooring.



**Utility Room 8'9" x 7'3" (2.67m x 2.22m)**



UPVC door and window to side. Vertical radiator. Tiled flooring.



**First Floor Landing 10'8" x 12'11" (3.27m x 3.94m)**

UPVC window to front. Carpeted. Radiator. Airing cupboard housing hot water cylinder and a water pump that feeds the hot water to all taps and showers in the house..

**Bedroom 1 14'0" x 11'10" (4.29m x 3.62m)**

UPVC window to rear. Radiator. Wood effect flooring. Built in wardrobes with hanging rails, drawers, shelves and pull-out trouser rail.

**En-suite 7'4" x 5'1" (2.25m x 1.55m)**

UPVC window to front. Shower cubicle with rainfall head and separate shower attachment over. Toilet and wash hand basin set in vanity unit. Fully tiled walls. Wood effect tiled flooring. Wall mounted heated towel rail.

**Bedroom 2 12'7" x 10'8" (3.86m x 3.27m)**

UPVC window to rear. Radiator. Carpeted.

**Bedroom 3 10'9" x 11'6" (3.30m x 3.52m )**



UPVC window to rear. Radiator. Carpeted.

**Bedroom 4 7'5" x 8'5" (2.27m x 2.57m)**

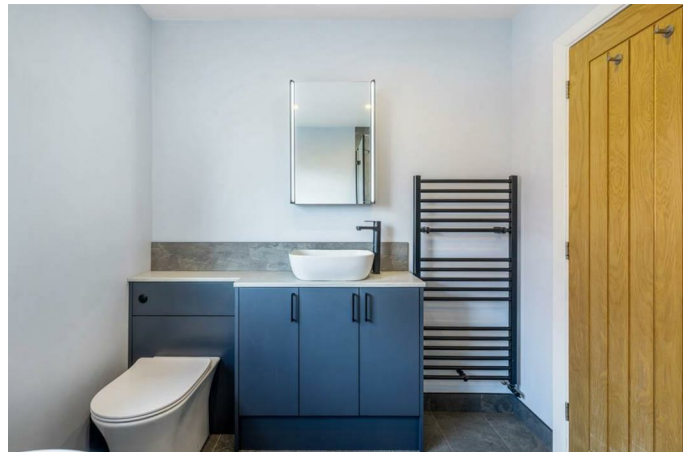


UPVC window to front. Radiator. Carpeted.

**Bathroom 8'9" x 7'3" (2.68m x 2.21m)**



UPVC window to side. Oval bath with taps over. Shower cubicle with rainfall head and separate shower attachment over. Toilet and wash hand basin set in vanity unit. Tiled splash back. Tiled flooring. 2 wall mounted heated towel rails.





**Outside**

The front of the property has a block paved driveway leading to the double garage. Lawn area and pathway leading to the front door. Double outdoor socket against the front door. The rear garden is enclosed by timber fencing and hedging. Lawn area. Patio seating area. 3X double outdoor sockets.

**Garage 17'10" x 15'10" (5.45m x 4.84m)**

Twin up and over vehicular doors. UPVC window to side. Power and light connected. Boiler. Pedestrian door leading to utility room.

**Property Postcode**

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

**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: Mains

Solar Panels: Yes, 16 panels owned by the property. 4.00 KW

The solar panels are owned by the vendors. The solar panels also service the hot water tank in the Airing cupboard reducing the water heating costs and the vendors receive FIT payments quarterly which will be transferred over to the new owners.

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: Wood/Multi Fuel Burner

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 Double 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: B85

### 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.

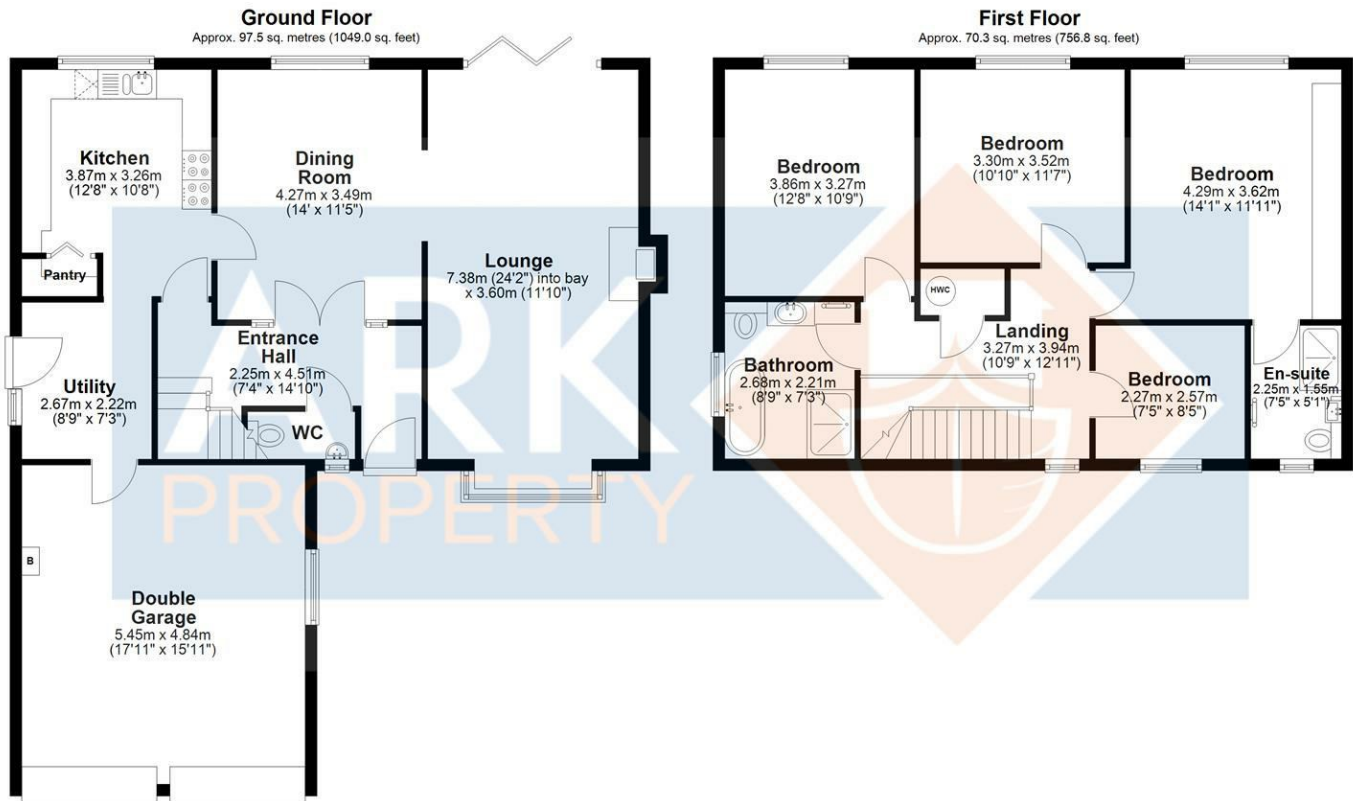
We have strong relationships with a panel of

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

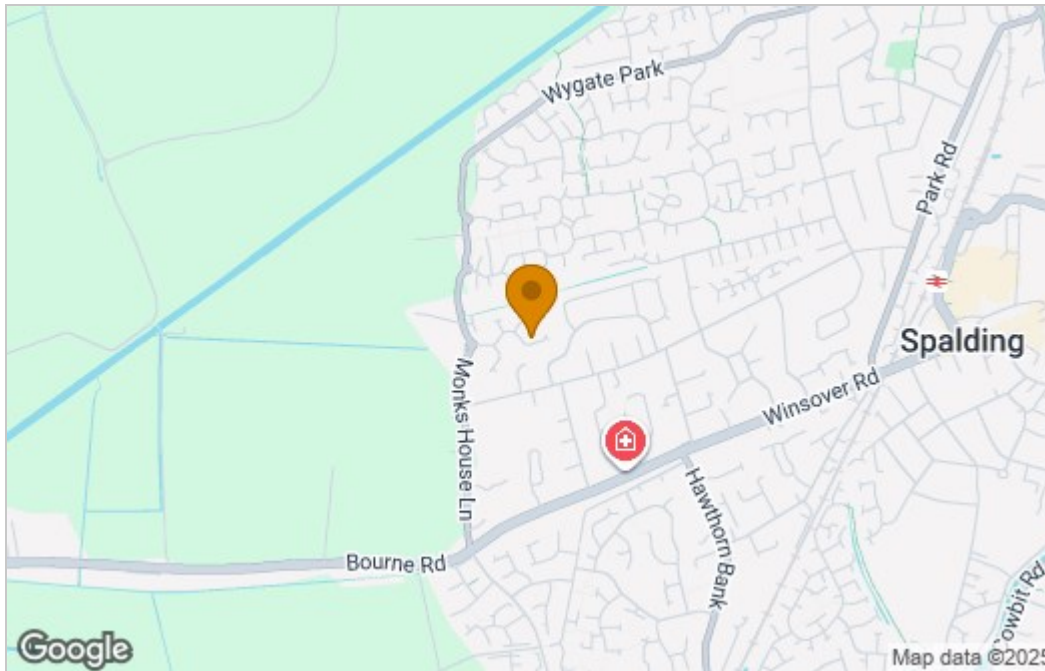
## Floor Plan



Total area: approx. 167.8 sq. metres (1805.8 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



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## Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 85                      | 88        |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

