



1 Bluebell Close, Spalding, PE11 3GT

£340,000

- Built by Broadgate Homes in 2016 – Quality construction with modern design and layout
- Beautifully improved by the current owner – Stylish upgrades throughout
- Flexible ground floor living – Includes lounge, kitchen diner, utility, WC, and a converted garage now used as an office/playroom
- Five bedrooms – Four doubles plus a versatile fifth room ideal as a nursery or home office
- Modern bathroom and ensuite – Well-appointed with contemporary fittings
- Off-road parking and landscaped rear garden – Attractive and low-maintenance outdoor space

Modern Five-Bedroom Home with Versatile Living Spaces – Built by Broadgate Homes.

Built in 2016 by renowned developer Broadgate Homes and tastefully improved by the current owner, this stylish and spacious family home offers flexible modern living across two floors. The ground floor features a welcoming entrance hall leading to a versatile office/playroom (formerly the garage), a generous lounge, and a contemporary kitchen diner – ideal for entertaining. There's also a separate utility room and convenient WC.

Upstairs, you'll find four well-proportioned double bedrooms, including a principal suite with ensuite, a modern family bathroom, and a fifth room perfect as a nursery or additional home office.

Externally, the property benefits from off-road parking to the front and a beautifully landscaped rear garden, providing an attractive and private outdoor space.

Entrance Hall 14'11" x 6'6" (4.56m x 2.00m)



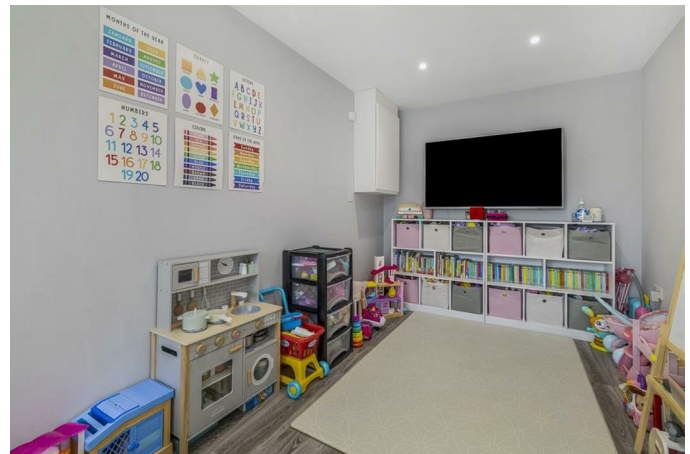
Composite glazed entrance door with matching glazed side panels. Radiator. Stairs to first floor landing with understairs storage. LVT flooring. Built in storage cupboard.

Lounge 17'1" x 11'9" (5.21m x 3.59m)



PVC double glazed bay window to front. Coving to skimmed ceiling. Radiator. LVT flooring. Gas fire set in granite fire surround.

Family Room/Playroom 16'0" x 8'0" (4.88m x 2.44m)



The former garage has now been converted and could be suitable as an office/playroom or similar. PVC double glazed window to front. Skimmed ceiling with recessed spot lighting. Radiator. Wall mounted electric consumer unit. Wall mounted mains gas central heating boiler. Eye level power point. TV point.



Kitchen Diner 12'7" x 23'3" (max) (3.85m x 7.09m (max))



PVC double glazed window and French doors to rear. Coving to skimmed ceiling. Tiled flooring. Two radiators. Matching range of base and eye level units with roll edge work surface and matching upstand. Four ring Neff gas hob with stainless steel Neff extractor hood over. Electric oven and grill. Stainless steel sink drainer with mixer tap over. Space and plumbing for washing machine and dishwasher.



Utility Room 6'2" x 5'2" (1.90m x 1.59m)



Composite glazed to rear. Coving to skimmed ceiling. Tiled flooring. Radiator. Extractor fan. Fitted base unit and worktop with matching upstands. Stainless steel sink drainer with mixer tap over. Space and plumbing for washing machine. Space for fridge/freezer.

Cloakroom 3'4" x 5'2" (1.04m x 1.59m)



PVC double glazed window to side. Coving to skimmed ceiling. Tiled floor. Radiator. Fitted close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over.

**First Floor Landing 9'8" x 12'5" (max)
(2.96m x 3.80m (max))**



Coving to skimmed ceiling. Loft access.

Bedroom 1 12'9" x 11'9" (3.91m x 3.60m)



PVC double glazed window to front. Coving to skimmed ceiling. Radiator.



En-suite 5'8" x 6'5" (1.75m x 1.96m)



PVC double glazed window to side. Coving to skimmed ceiling. Recessed spot lighting. Tiled flooring. Wall mounted heated towel rail. Shaver

point. Fitted shower pod with rainfall head and hand held attachment. Close couple toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over.

Bedroom 2 12'9" x 8'11" (3.89m x 2.72m)



PVC double glazed window to front. Coving to skimmed ceiling. Radiator.

Bedroom 3 8'9" x 9'4" (2.68m x 2.86m)



PVC double glazed window to rear. Coving to skimmed ceiling. Radiator.

Bedroom 4 12'1" x 8'9" (3.70m x 2.68m)



PVC double glazed window to rear. Coving to skimmed ceiling. Radiator.

Bedroom 5/Study 7'9" x 6'7" (2.38m x 2.01m)



PVC double glazed window to front. Coving to skimmed ceiling. Radiator.

Bathroom 6'11" x 9'1" (2.11m x 2.77m)

PVC double glazed window to rear. Coving to skimmed ceiling. Recessed spot lights. Extractor fan. Tiled flooring. Wall mounted heated towel rail. Shaver point. Fitted shower pod with rainfall head and hand held attachment. Panelled bath with chrome mixer tap. Pedestal wash hand basin with chrome mixer tap.

Outside

Front: Low maintenance gravel driveway with paved pathway leading to the front door and giving access to the rear garden.

Rear: Enclosed by timber fencing. Landscaped to include an artificial lawn. Timber decked seating area. Further paved patio seating area. Outside power and lighting. Cold water tap.

**Property Postcode**

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

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: Eon

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 Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and None over 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 - very 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: B84

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.

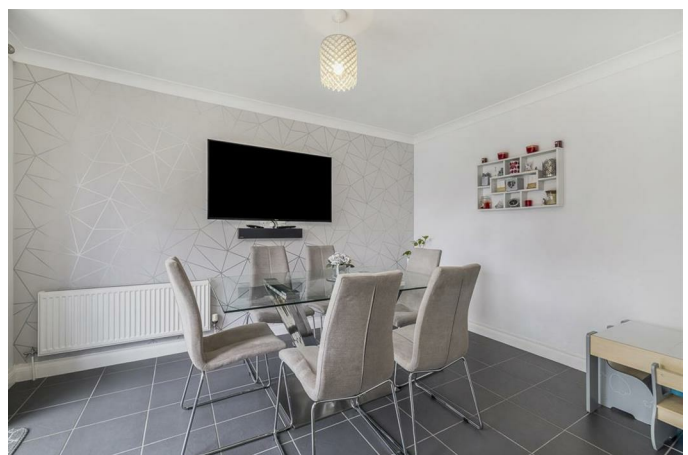
Ark Property Centre

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.

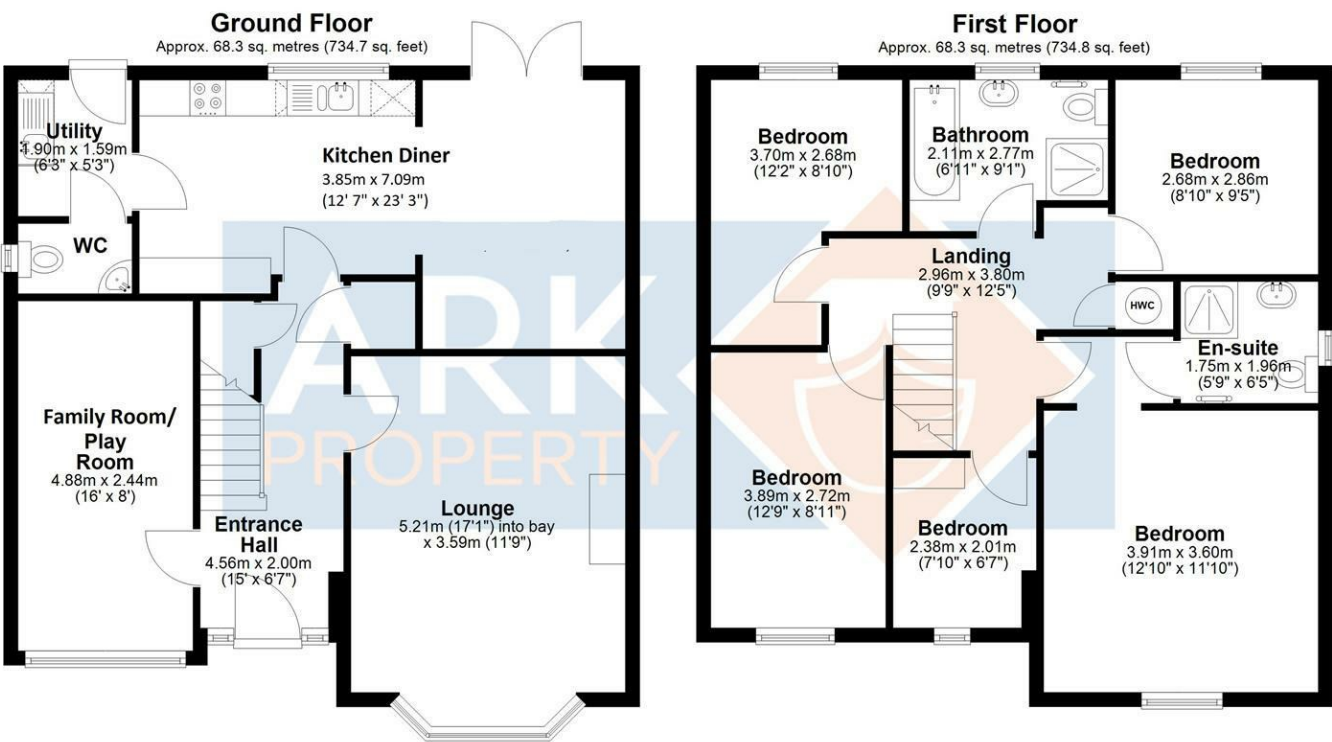
Disclaimer

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Floor Plan



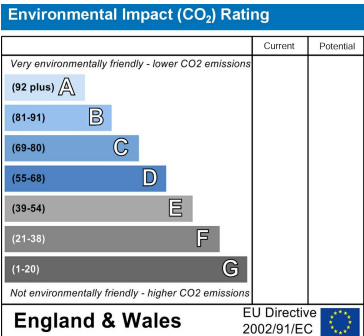
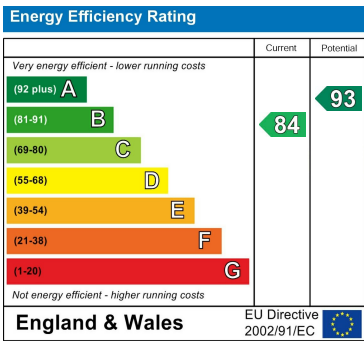
Total area: approx. 136.5 sq. metres (1469.5 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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