



38 Churchill Drive, Spalding, PE11 2RL

£299,995

NO ONWARD CHAIN! Three bedroom detached family home situated in a popular residential location. The property backs on to the Cornonation Channel making it ideal for dog walks. The property benefits from being modern and tastefully decorated throughout and comprises of entrance hallway, open plan living room, dining area and kitchen, utility room and cloakroom. The first floor offers three bedrooms and shower room. Externally, the front provides off road parking with vehicualr access to the single garage. The rear garden is enclosed with mature hedging, mainly laid to lawn with paved area ideal for seating and entertaining.

Viewing is highly advised!

Porch 2'6" x 6'11" (0.78m x 2.13m)

PVCu double glazed door and windows to front and side.

Entrance Hall 12'6" x 5'10" (3.82m x 1.79m)

Composite glazed entrance door with full height double glazed sidelights. Radiator. Stairs to first floor landing. Door to living room and door to kitchen diner.

Living room 12'10" x 12'7" (3.92m x 3.85m)

PVCu double glazed window to front aspect. Radiator. Coving to skimmed ceiling. Living flame gas fireplace with marble surround and granite hearth.

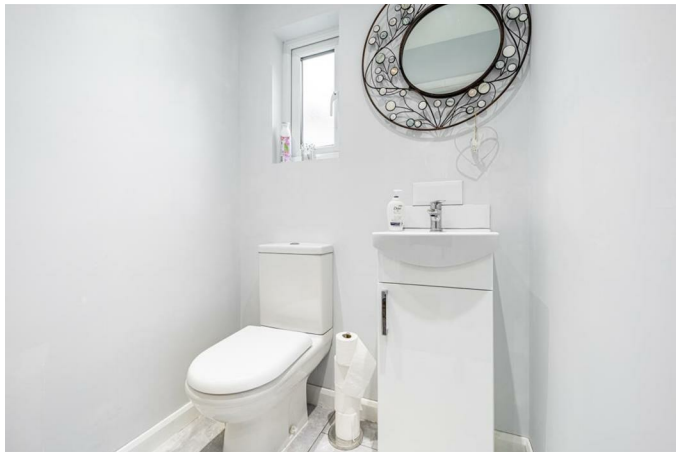
**Kitchen Diner 18'11" x 18'9" (5.78m x 5.73m)**

PVCu double glazed window and french doors to rear aspect. Refitted with a matching range of base, wall and full height units with work surface over and metro tiled splashback. 1 1/2 bowl composite sink and drainer with chrome mixer taps over. Island unit with worktop over, power points and drawer storage. Skimmed ceiling with recessed ceiling spotlights. Integrated dishwasher, twin integrated eye level ovens, four ring induction hob with integrated extractor hood over. Understairs storage cupboard. Space for freestanding fridge freezer.



Utility Room

PVCu double glazed window and door to rear aspect. Base and wall units with work surface over. Space for washing machine and tumble dryer. Part tiled splashback walls. Spot lighting. Radiator.

Cloakroom

PVCu double glazed window to side aspect. Toilet. Wash hand basin set in vanity unit with part tiled splashback.

First Floor Landing 6'8" x 8'5" (2.04m x 2.58m)

PVCu double glazed window to side elevation. Radiator. Airing cupboard with built in slatted shelving. Coving to ceiling with loft access. Doors to bedrooms and wet room.

Bedroom One 11'9" x 11'10" (3.60m x 3.62m)

PVCu double glazed window to rear elevation. Radiator. Carpeted.

Bedroom Two 12'3" x 11'5" (3.74m x 3.48m)

PVCu double glazed window to front elevation. Radiator. Carpeted.

Bedroom Three 8'10" x 7'1" (2.71m x 2.16m)

PVCu double glazed window to front elevation. Radiator. Carpeted.

Wet Room 6'0" x 6'4" (1.85m x 1.94m)

PVCu double glazed window to rear elevation. Aquaboard to all walls. Fitted with wall mounted thermostatic bar shower with rainfall head and hand held attachment. Wall mounted ceramic wash hand basin set in vanity unit with drawer storage and chrome mixer tap over and close coupled toilet with push button flush. Chrome heated towel rail. Skimmed ceiling with recessed ceiling spotlights and extractor fan.

Front Garden

Low maintenance front garden being mainly laid with gravel providing off road parking and vehicular access to the single garage. Side access leading to the rear garden.

Rear Garden

Enclosed rear garden with mature hedging. Mainly laid to lawn with paved area ideal for seating and entertaining. Rear gate leading out to the Coronation Channel.

**Property Postcode**

For location purposes the postcode of this property is: PE11 2RL

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: C

PLEASE NOTE:

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

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

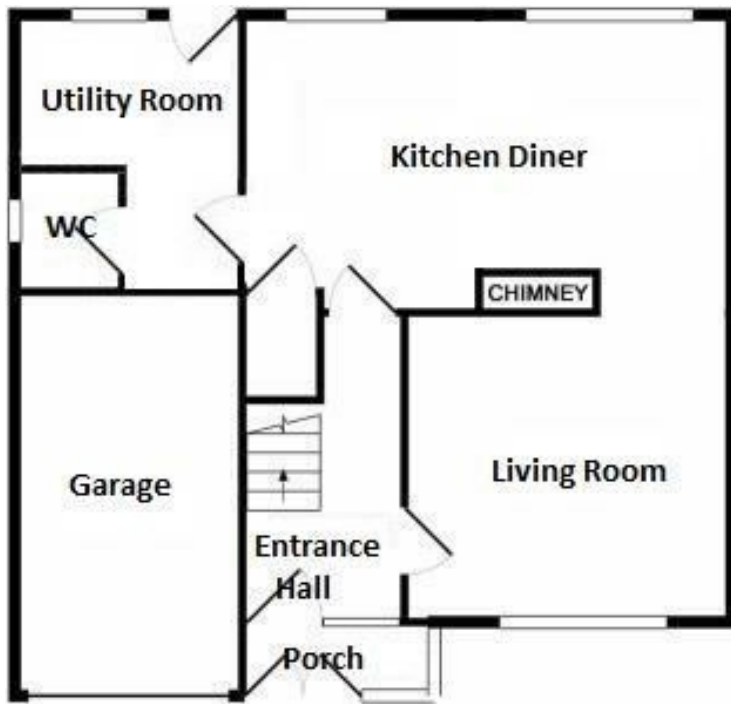
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

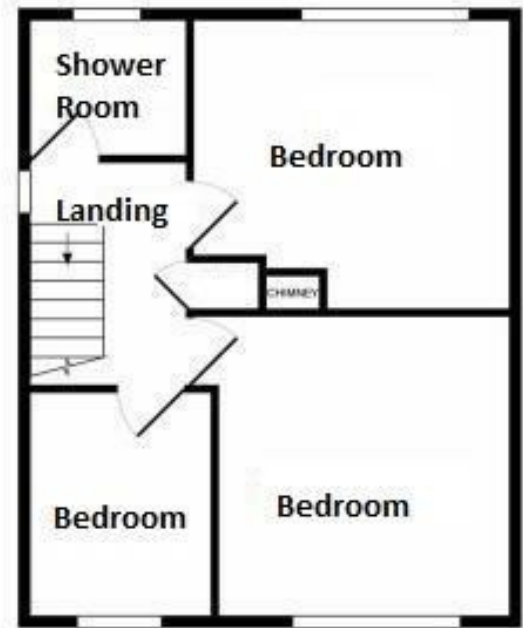
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Floor Plan



GROUND FLOOR

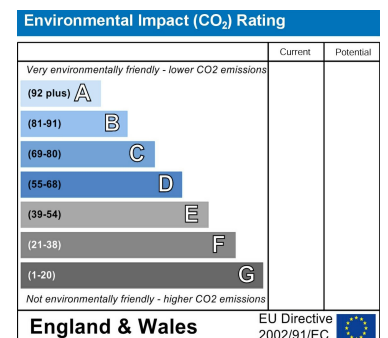
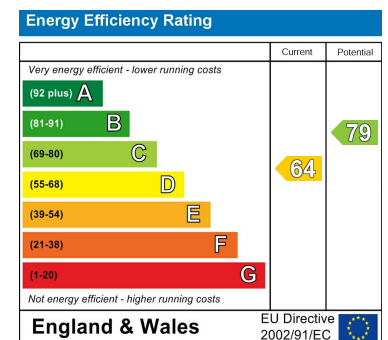


FIRST FLOOR

Area Map



Energy Efficiency Graph



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