



## 3 Lucerne Close, Spalding, PE11 3GE

**£365,000**

- Extended property
- Neutrally presented throughout
- Integral garage
- Modernised bathroom and en-suite
- Four reception rooms
- Great flowing layout
- Popular location within easy access of local amenities
- Ev charging point and solar panels
- Within a short walk of the river bank
- Register with Ark today and find out about new listings

Spacious Four-Bedroom Family Home in Popular Woolram Wygate Location

Offering exceptional space for a growing or extended family, this well-presented home features four versatile reception areas, providing flexible living and entertaining accommodation throughout.

Situated in the sought-after Woolram Wygate area, the property is within easy walking distance of local shops, schools, and picturesque riverside walks.

The thoughtfully designed layout creates a natural flow between living spaces, making it ideal for modern family life. Upstairs, there are four generously sized bedrooms, including a principal bedroom with a recently refitted en-suite shower room. The contemporary family bathroom has also been recently refurbished to a high standard.

Externally, the property benefits from low-maintenance front and rear gardens, allowing more time to enjoy the home and its surroundings.

A fantastic opportunity to acquire a spacious family home in a highly desirable location.

**Entrance Porch**

Sliding door to front. Door to entrance hall.

**Entrance Hall 14'11" x 6'3" (4.56m x 1.92m)**



Door to front. Window to front. Radiator. Stairs to first floor landing. Understairs storage cupboard.



**Lounge 17'10" x 11'9" (5.44m x 3.59m)**



Two windows to front. Feature fireplace with inset log burner. Radiator. Double doors leading to dining room.



**Dining Room 9'10" x 9'1" (3.01m x 2.79m)**



Radiator. Opening to garden room.



**Garden Room 16'0" x 8'7" (4.89m x 2.64m)**



Door leading to rear garden with glazed side panels. Radiator.



**Kitchen 22'2" x 9'3" (6.77m x 2.84m)**



Window to rear. Fitted with a matching range of base and eye level units with worksurfaces over. Sink unit with drainer and mixer tap. Gas hob with extractor hood over. Built in oven and grill. Integrated fridge/freezer. Integrated dishwasher.



### Breakfast Area



Base and eye level units with work surfaces over. Breakfast bar area.

### Cloakroom



Window to side. Toilet. Wash hand basin with tiled splash back. Radiator.



### Utility Room 6'7" x 8'11" (2.02m x 2.74m)



Door to side. Space and plumbing for washing machine and tumble dryer.

### Office 11'3" x 8'11" (3.45m x 2.74m)



Window to rear. Radiator.

**First Floor Landing 8'9" x 6'2" (2.67m x 1.90m)**



Doors to bedrooms and bathroom. Built in storage cupboard housing hot water cylinder.

**Bedroom 1 17'10" x 11'10" (5.44m x 3.62m)**



Two windows to front. Radiator. Built in dressing table, drawers and wardrobes with hanging rails and shelving.



**En-suite 6'1" x 6'2" (1.87m x 1.90m)**



Window to front. Corner shower cubicle. Wash hand basin and toilet set in vanity unit. Radiator.

**Bedroom 2 14'10" x 9'0" (4.54m x 2.76m)**



Window to front. Radiator.

**Bedroom 3 9'10" x 9'1" (3.02m x 2.79m)**



Window to rear. Radiator.

**Bedroom 4 9'10" (into cupboard) x 9'0"  
(3.02m (into cupboard) x 2.75m)**

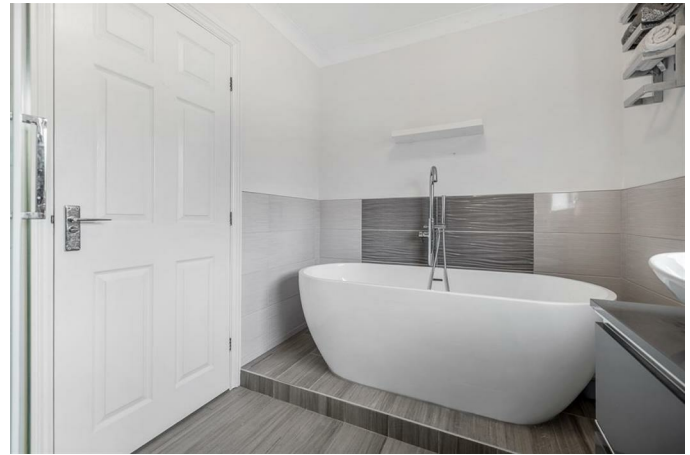


Window to rear. Radiator. Build in sliding door wardrobe.

**Bathroom 6'7" x 8'11" (2.03m x 2.73m)**



Window to rear. Oval bath with floor mounted bath spout and separate shower extension. Corner shower cubicle. Wash hand basin and toilet set in vanity unit. Heated towel rail. Partially tiled walls. Shaver point. Extractor fan.



**Outside**



The front of the property has a gravel driveway providing off road parking and leading to the single garage. EV Charging point. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing. Lawn area. Patio seating area. Established trees and shrubs.



**Garage**

Up and over vehicular door to front. Power and light connected. Solar inverter.

**Property Postcode**

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

**Additional Information**

PLEASE NOTE:

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

**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.

**Verified Material Information**

Tenure: Freehold

Council tax band: D

Annual charge: No

Property construction: Brick built

Electricity supply: British Gas

Solar Panels: Yes, 16 panels. Panels are owned outright, and receive money back from the Feed In Tariff.

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: Log burner in lounge

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: C80

**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

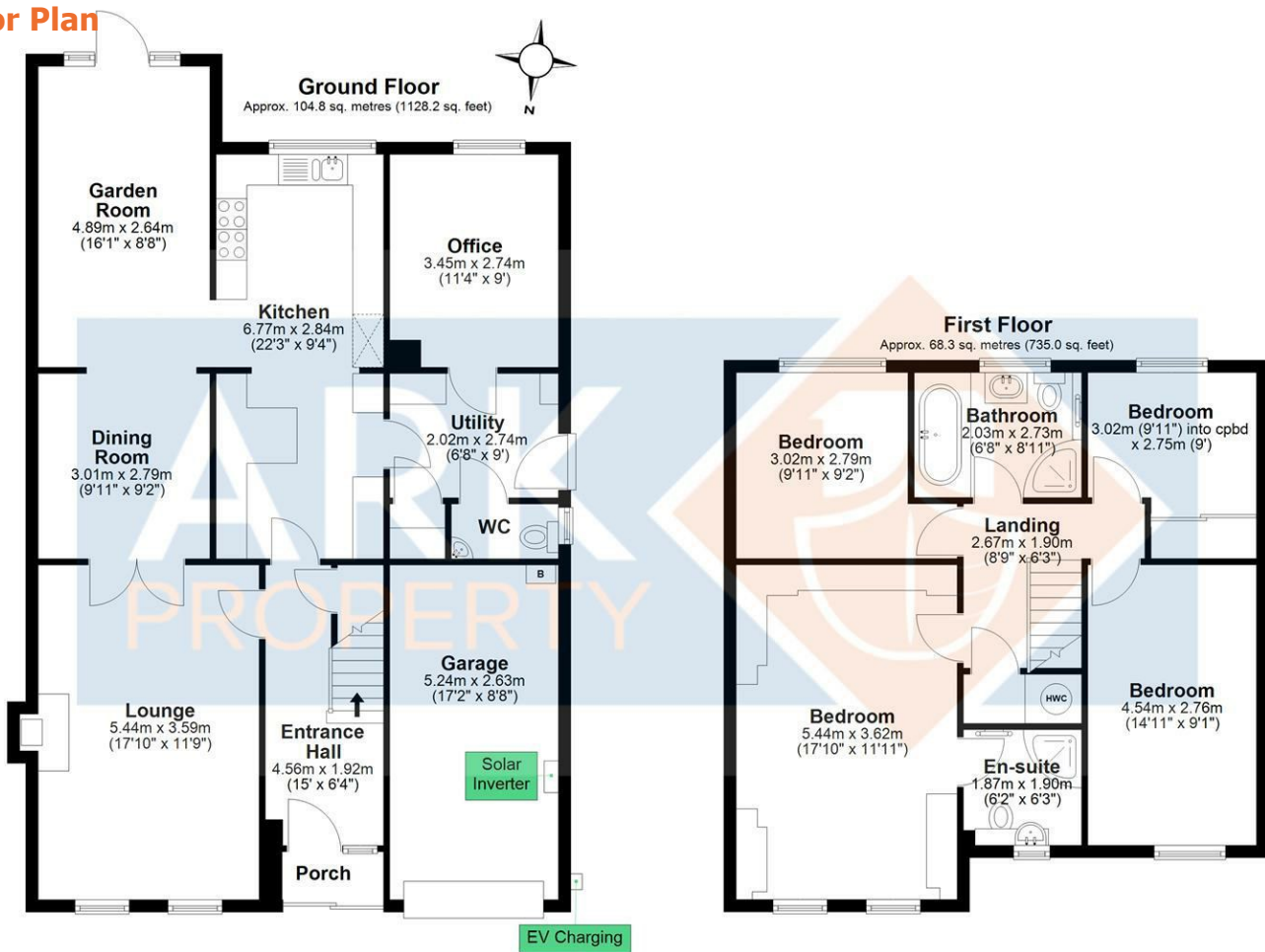
We can also offer full Financial and Solicitor services.

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

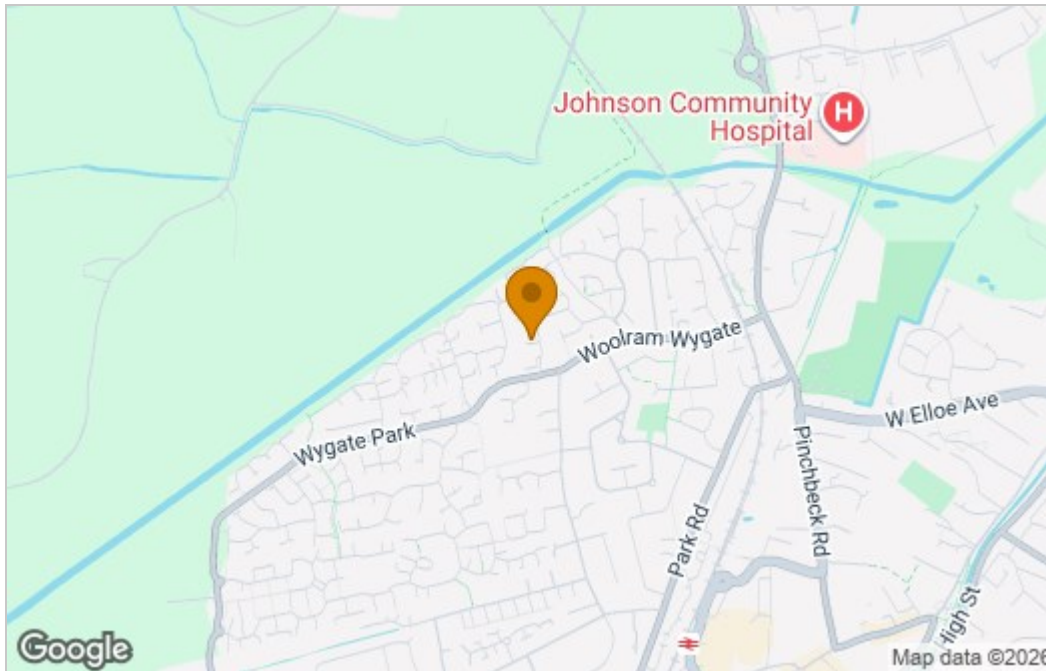
Floor Plan



Total area: approx. 173.1 sq. metres (1863.2 sq. feet)

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

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	81
(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			
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