ARK PROPERTY

1 Belisana Road, Spalding, PE11 3FU

Offers In Excess Of £310,000

- Stunning open plan kitchen area
- Four bedrooms
- Popular estate location
- Lovely flowing layout
- Neutral decor throughout
- Great sociable space for entertaining
- Well presented throughout

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6 New Road, Spalding, Lincolnshire PE11 1DQ

With an impressive open-plan kitchen, diner, and lounge, this stunning 4-bedroom family home is designed to impress. Featuring a spacious layout and a beautifully decorated interior, it offers the perfect balance of style and sociable entertaining space. Situated in the highly sought-after Woolram Wygate estate in Spalding, this property delivers modern living in a prime location. Don't miss your chance—book your viewing today before it's gone!

Entrance Hall

UPVC door to front. Radiator. Understairs storage cupboard. Stairs leading off to the first floor accommodation.

Lounge 14'11" x 11'10" (4.57m x 3.63m)

UPVC double glazed windows to the front and side. Electric fireplace. Radiator. Archway leading through to the:

Kitchen/Dining Room 23'8" x 10'5" (7.22m x 3.20m)

UPVC double glazed window to the side. UPVC double glazed window to the rear. Matching base and eye level units with a work surface over. Sink and drainer with a mixer tap over. Two integrated electric ovens and grill with a four burner electric hob and extractor hood over. Integrated microwave. Integrated dishwasher. Integrated wine cooler. Integrated fridge & freezer. Tiled splash backs. Tiled floor. Vertical wall mounted radiator.

Family Room 10'9" x 10'5" (3.30m x 3.19m)

UPVC double glazed French doors opening up to the rear garden. UPVC double glazed window to the rear. Wall mounted radiator.

Utility Room 7'0" x 5'0" (2.14m x 1.54m)

UPVC double glazed window to the side. UPVC obscured double glazed door to the rear. Marching base and eye level units with a work surface over. Space and plumbing for washing machine. Space and point for a tumble dryer. Tiled splash backs. Tiled floor. Radiator. Pedestrian door to the garage.

Cloakroom

UPVC obscured double glazed window to the front. Toilet with a push button flush. Pedestal wash hand basin with a mixer tap over. Tiled splash backs. Tiled floor. Heated towel rail.

Landing

Loft access. Radiator. Storage cupboard with shelving.

Bedroom 1 10'5" x 9'6" (3.20m x 2.90m)

UPVC double glazed window to the side. Radiator. Inner hallway leading to the en-suite.

En-suite 7'1" x 5'4" (2.18m x 1.65)

UPVC obscured double glazed window to the rear. Fully tiled shower cubicle with a built-in mixer shower over with an oversized fixed shower head. Pedestal wash hand basin with a mixer tap over. Toilet with a push button flush. Wall mounted heated towel rail. Half-height tiled walls. Shaver point. Extractor fan.

Bedroom 2 10'4" x 9'2" (3.15m x 2.80m)

UPVC double glazed window to the front. Radiator.

Bedroom 3 10'9" (max) x 8'3" (3.29m (max) x 2.54m)

PVC double glazed window to the rear. Radiator.

Bedroom 4 10'2" x 7'10" (3.12m x 2.40m)

UPVC double glazed window to the front. Radiator.

Bathroom 5'9" x 6'6" (1.77m x 2.00m)

UPVC obscured double glazed window. Panelled bath with a mixer tap and a mixer tap shower over. Toilet with a push button flush. Pedestal wash hand basin with a mixer tap over. Tiled splash-backs. Double shaver point. Wall mounted heated towel rail.

Garage 16'6" x 9'6" (5.03m x 2.92m)

Metal vehicular door. Loft hatch. Power and lighting connected. Pedestrian door to the utility room. Wall mounted boiler. Space and point for a fridge/freezer.

Outside

Front: Situated on a corner plot with tarmac off-road parking leading to the single garage. Further gravelled off-road parking to the side. Side garden has a lawn area. Side gate leading to rear garden.
Rear: Enclosed by timber fencing. Lawn area. Patio area.

Property Postcode

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

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: 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 and Single Garage
Building safety issues: No but no warranty can be provided. Please rely on surveys/inspections
Restrictions: No
Public right of way: please refer to the title.
Flood risk: Surface water - 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: D68

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

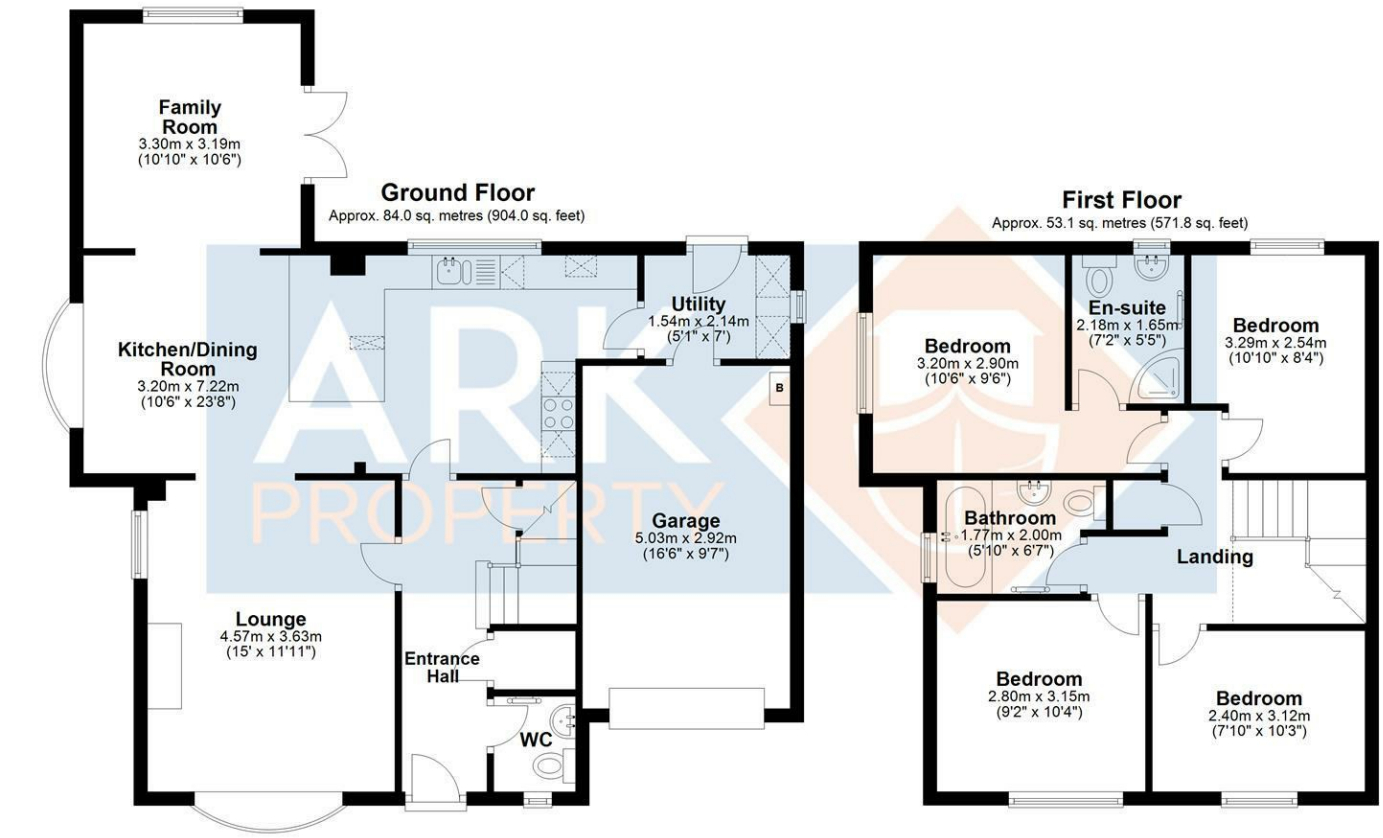
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

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.

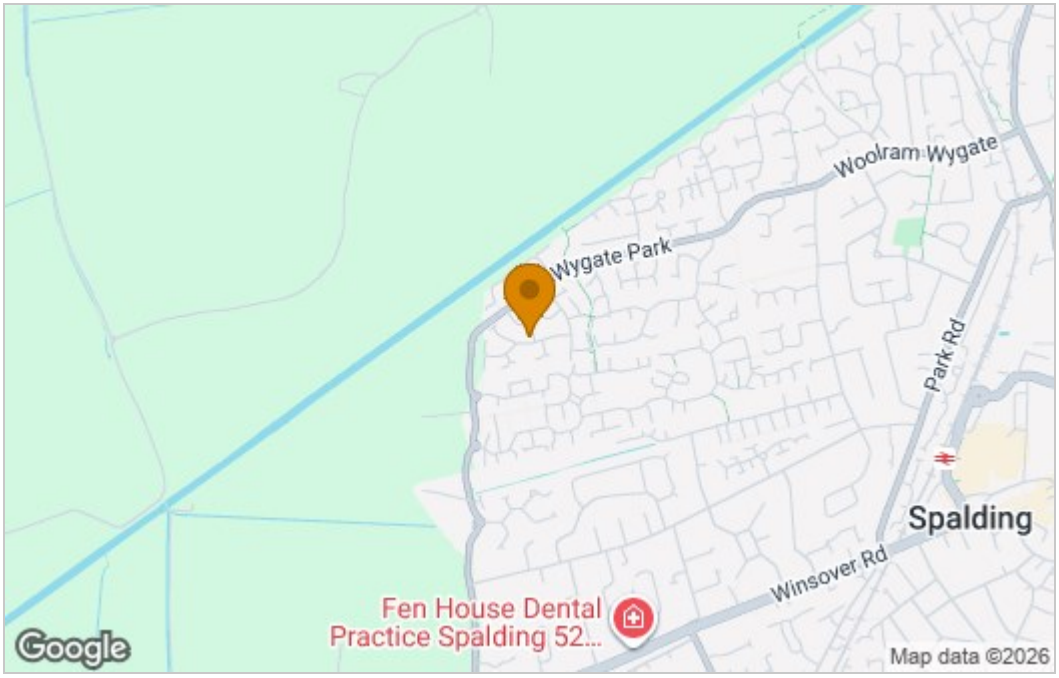
Floor Plan



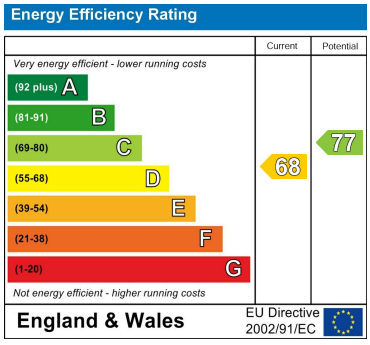
Total area: approx. 137.1 sq. metres (1475.8 sq. feet)

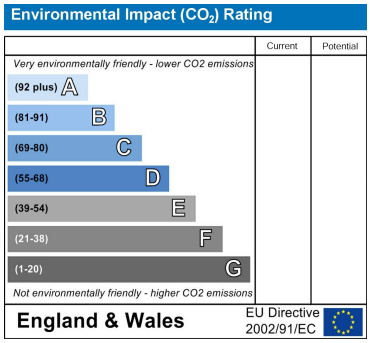
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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