

**23 Tyne Close, Spalding, PE11 3WS**

**£230,000**

- Modern three-bedroom home offered for sale with no onward chain
- Upgraded throughout by the current owner
- Open-plan kitchen and dining area
- Three bedrooms and two bathrooms

- Downstairs cloakroom
- Covered patio seating area ideal for entertaining

Modern three-bedroom home offered for sale with no onward chain.

The property has been thoughtfully upgraded by the current owner and offers well-balanced, contemporary living throughout. Accommodation includes three bedrooms and two bathrooms, complemented by an open-plan kitchen and dining area ideal for modern lifestyles. Additional features include a convenient downstairs cloakroom and a covered patio seating area, perfect for entertaining and outdoor enjoyment.

### Entrance Hall



Composite glazed entrance door to front. Skimmed ceiling. Radiator. Stairs to first floor landing. Doors to WC, lounge and opening to kitchen/diner.

### Cloakroom



Skimmed ceiling. Tiled flooring. Full height wall tiling. Extractor fan. Wall mounted electric consumer unit. Radiator. Fitted close coupled toilet with push button flush. Ceramic wash hand basin set in vanity unit with chrome mixer tap.

### Lounge 15'5" x 10'9" (4.71m x 3.28m)



PVC double glazed window to front. Skimmed ceiling. Laminate flooring. Radiator.



### Kitchen/Dining Room 9'11" x 17'8" (3.04m x 5.40m)



PVC double glazed window and French doors to

rear. Skimmed ceiling. Matching range of base and eye level units with work surfaces over. Stainless steel sink unit with drainer and mixer tap. Integrated fridge freezer. Integrated washing machine. Integrated dishwasher. Four ring gas hob with extractor hood over. Built in oven and grill. Radiator. Wall mounted mains gas central heating boiler. Built in storage cupboard.



### First Floor Landing 11'3" x 6'3" (3.43m x 1.93m)



Skimmed ceiling. Loft access. Built in sliding door cupboard. Doors to bedrooms and bathroom.

### Bedroom 1 9'6" x 10'4" (2.92m x 3.17m)



PVC double glazed window to front. Skimmed ceiling. Laminate flooring. Built-in double door wardrobe. Radiator.



### En-suite 4'5" x 8'3" (1.36m x 2.54m)



Skimmed ceiling. Recessed spot lighting. Extractor fan. Tiled flooring. Shaver point. Chrome heated

towel rail. Fitted with a three piece suite comprising walk in shower enclosure with glass sliding door and electric shower, rainfall head and separate shower attachment. Close coupled toilet with push button flush. Wall mounted wash hand basin with chrome mixer tap.

### Bedroom 2 9'2" x 10'0" (2.80m x 3.05m)



PVC double glazed window to front. Skimmed ceiling. Laminate flooring. Radiator.

### Bedroom 3 8'8" x 7'6" (2.66m x 2.29m)



PVC double glazed window to rear. Skimmed ceiling. Laminate flooring. Radiator.

### Bathroom 6'2" x 7'0" (1.90m x 2.15m)



PVC double glazed window to rear. Skimmed ceiling. Spot lighting. Extractor fan. Shaver point. Chrome wall mounted heated towel rail. Tiled flooring. Free standing bath with chrome wall mounted bath spout and shower attachment. Wash hand basin set in vanity unit with built in storage. Fitted storage cupboard.

### Outside



The front of the property has a paved pathway leading to the front door.

The rear garden is enclosed by timber fencing. Laid to lawn. Covered patio seating area (2.62m x 5.41m). Footpath leading to the rear gate where there is a single garage and off road parking for 1-2 vehicles.



### Garage 8'8" x 17'4" (2.66m x 5.30m)



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

### Property Postcode

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

### 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: B

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 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: C79

### 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**

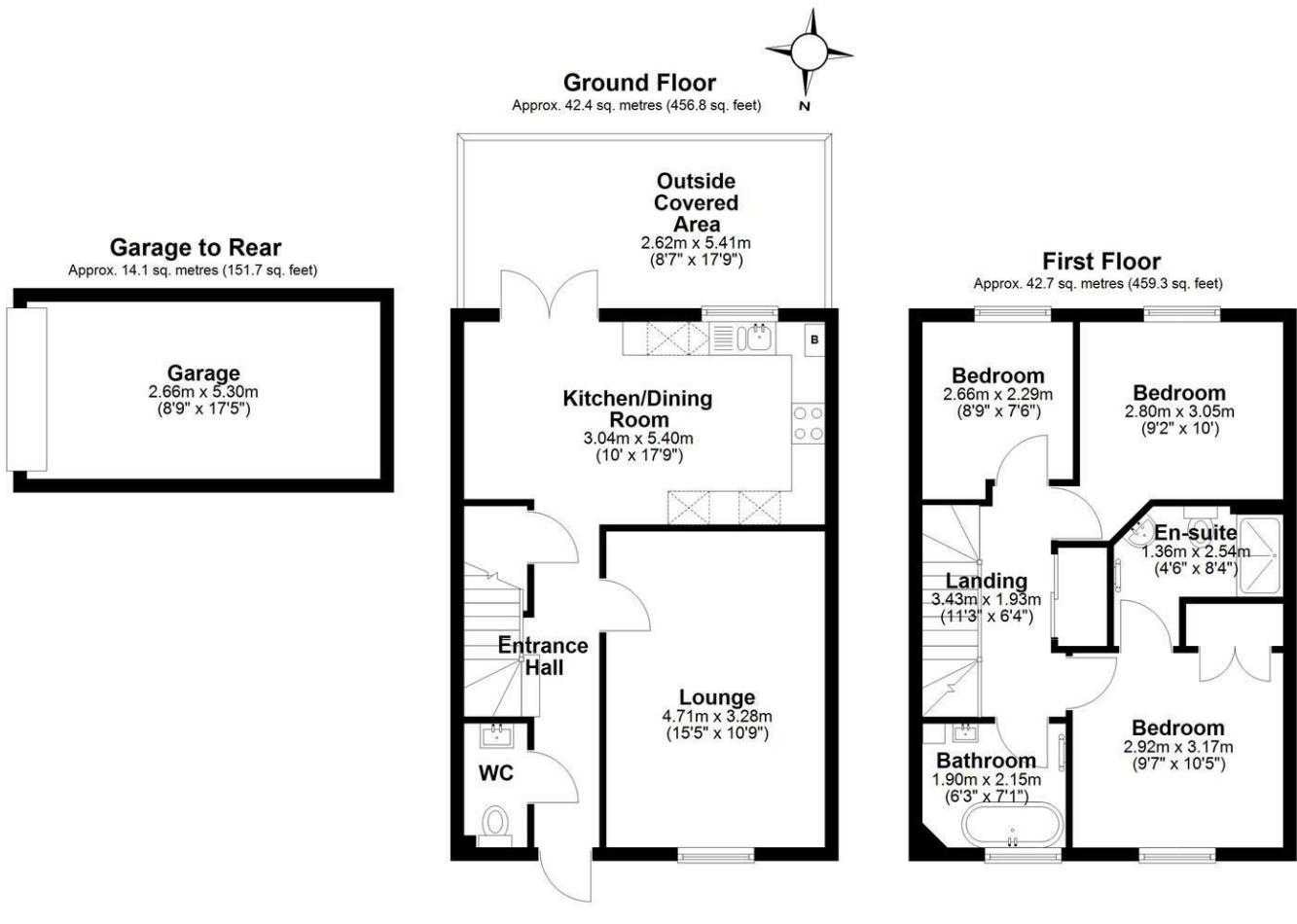
We can also offer full Financial and Solicitor services.

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.

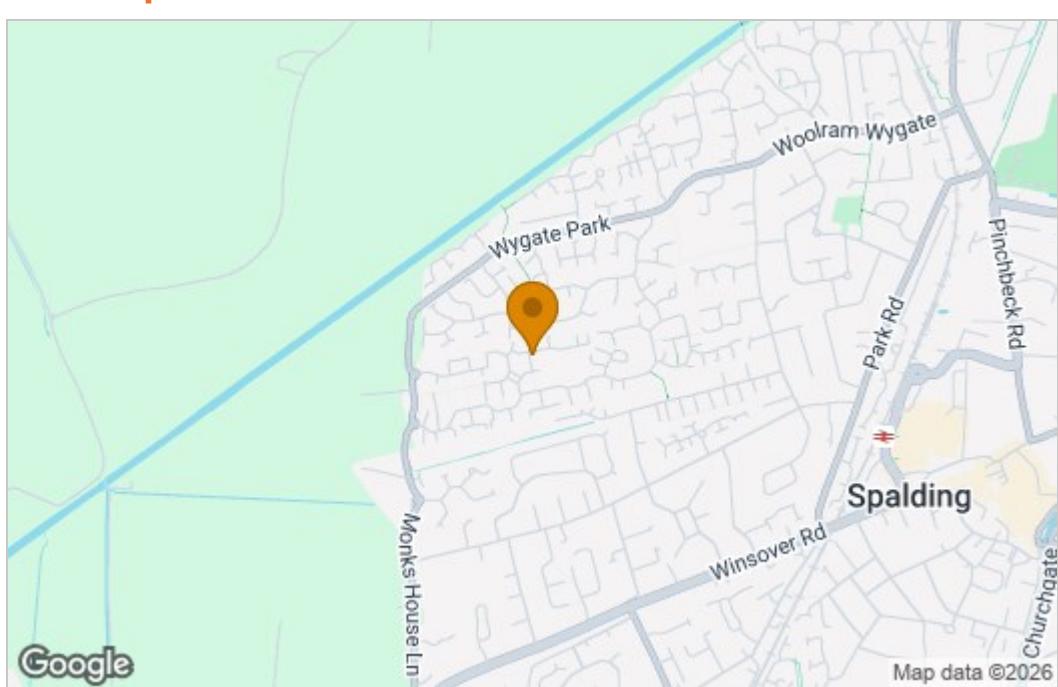
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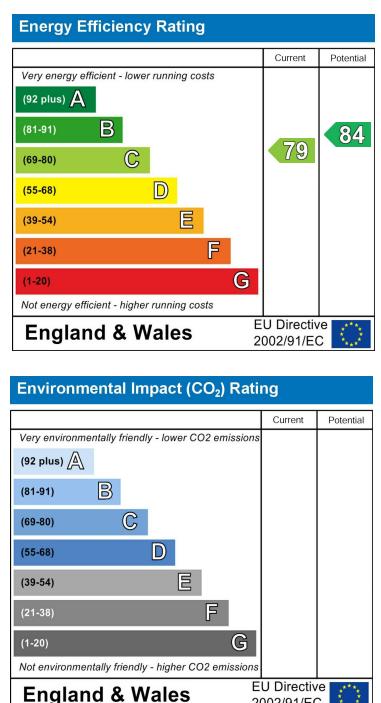
## Floor Plan



## Area Map



## Energy Efficiency Graph



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