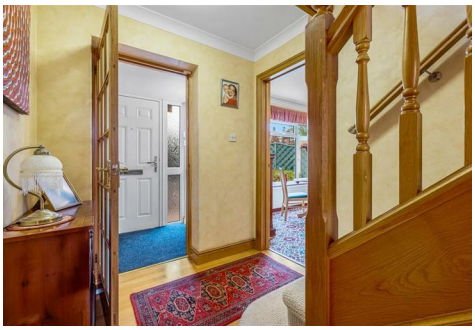
ARK PROPERTY



27 Abbots Way, Spalding, PE11 1JS

£350,000

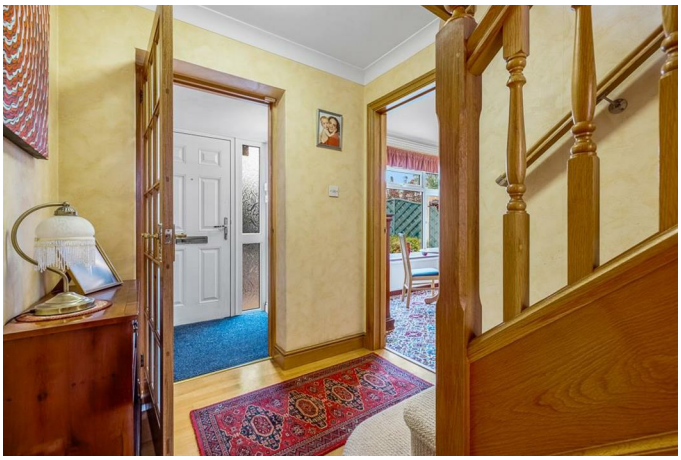
- Popular estate location
- Within easy access of the town centre
- Four good size bedrooms
- Nice flowing traditional layout
- Double Garage with ample parking
- Wrap around rear garden
- Internal doors, staircase, handrails and balusters replaced with high-quality hardwood
- Two great size reception rooms and conservatory
- Must view to appreciate home and location
- Register with Ark for all new listings

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

A traditional detached four bedroom home built by Allison Holmes, set overlooking green space within easy reach of Spalding Town Centre. The layout flows well, with a large lounge into a conservatory, plus a second reception room and a generous kitchen breakfast room. Four double bedrooms, a double garage, and a low-maintenance rear garden, making it a practical family home on a street where listings rarely come up.

Entrance Porch



Entrance door to front with glazed side panel. Door leading to entrance hall.

Entrance Hall 11'6" x 6'5" (3.53m x 1.97m)

Stairs leading to first floor. Wood effect flooring.

Lounge 24'11" x 11'11" (7.61m x 3.65m)

Window to front. Sliding doors leading to conservatory. Feature fireplace with surround.

Dining Room 15'7" x 10'4" (4.77m x 3.16m)

Window to front. Radiator.

Conservatory 11'1" x 10'9" (3.40m x 3.30m)

PVC and brick construction. Polycarbonate roof. Electric wall heater. Tiled flooring.

Kitchen 8'10" x 17'3" (2.71m x 5.27m)

Window to rear. Matching wall and base units with work surfaces. Composite sink unit with drainer and mixer tap. Tiled splash backs. Five ring gas hob with extractor hood. Built in oven and grill under. Built in eye level oven. Space and plumbing for dishwasher. Space for fridge and freezer. Radiator. Tiled flooring.

Utility Room 8'9" x 11'6" (2.69m x 3.53m)

Window to rear. Door to rear. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Tiled splash backs. Space and plumbing for washing machine and tumble dryer. Radiator. Tiled flooring.

Cloakroom

Toilet. Wash hand basin. Partially tiled walls. Radiator. Tiled flooring.

First Floor Landing 15'0" x 6'3" (4.58m x 1.93m)

Window to front. Radiator. Doors to bedrooms and bathroom.

Bedroom 1 11'10" x 12'0" (3.63m x 3.66m)

Window to front. Radiator. Built in wardrobes.

Bedroom 2 10'11" x 11'11" (3.33m x 3.65m)

Window to rear. Radiator. Built in bedroom furniture. Airing cupboard housing hot water cylinder.

Bedroom 3 11'7" x 10'5" (3.55m x 3.20m)

Window to front. Radiator. Built in bedroom furniture.

Bedroom 4 8'11" x 9'1" (2.73m x 2.77m)

Window to rear. Radiator.

Bathroom 5'6" x 6'3" (1.69m x 1.93m)

Window to rear. Panelled bath. Shower cubicle. Wash hand basin. Toilet. Fully tiled walls. Heated towel rail.

Outside

The front of the property has a block paved driveway providing off road parking. Gravel area with established bushes.
The rear garden is enclosed by timber fencing. Patio area. Block paved area. Pond. Established bushes and shrubs.

Garage 16'6" x 15'8" (5.04m x 4.80m)

Up and over vehicular doors to front. One of the pair of garage doors is an electrically powered door, controlled by switches in the house porch and inside the garage door and also by a remote-control switch. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE11 1JS

Additional Information

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

The vendor advises all internal doors, staircase, handrails and balusters have been replaced with high-quality hardwood units.

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: Octopus
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 Double 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: D64

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

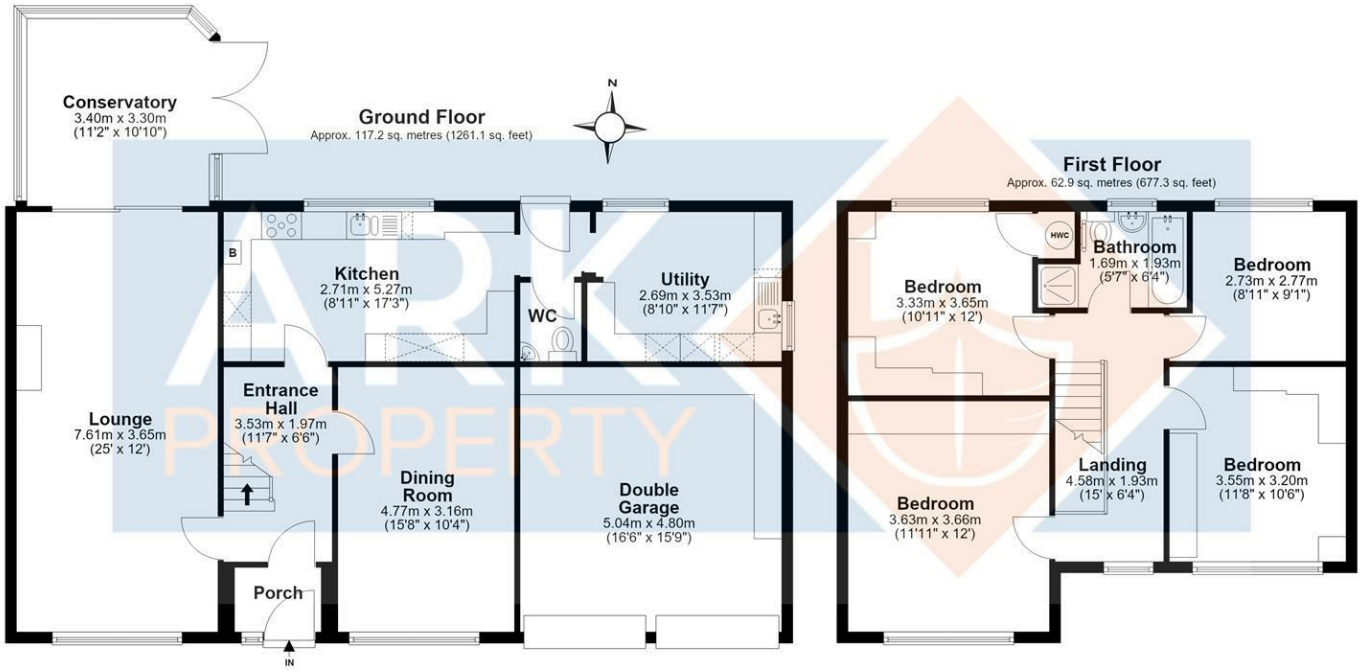
We can also offer full Financial and Solicitor services.

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

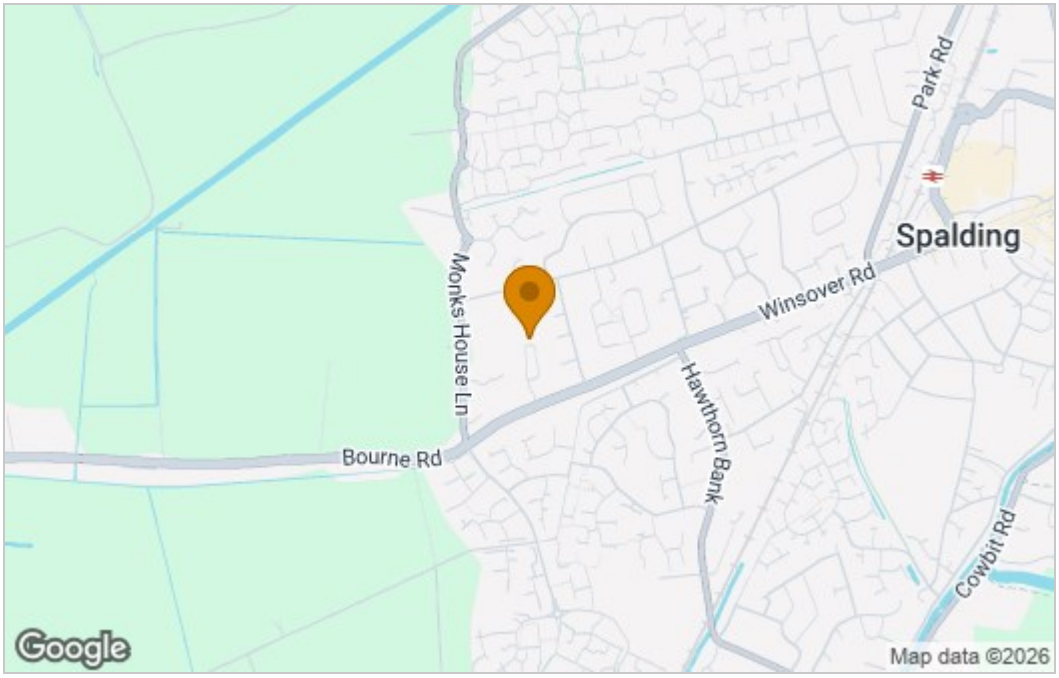
Floor Plan



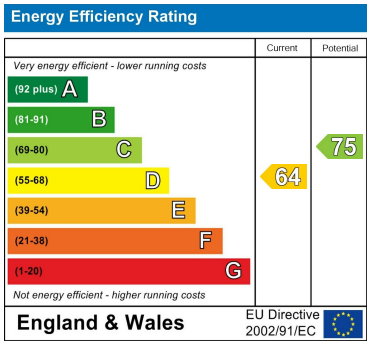
Total area: approx. 180.1 sq. metres (1938.4 sq. feet)

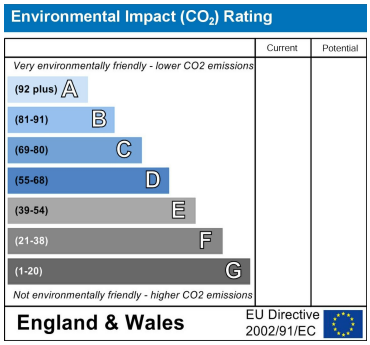
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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