



## 12 Slipe Drove, Spalding, PE11 3QF

**£165,000**

- Two Bedroom Semi-Detached House
- Modern Build With A Balance Of Warranty Remaining
- Semi-Rural Village Location
- River Walks

- Open Plan Living Space
- Off Road Parking
- Modern Air Source Heating
- Available Now For Viewings
- Council Tax Band: A
- EPC Rating: B

**BACKING ONTO NATURE RESERVE!** Recently constructed property set in the PICTURESQUE VILLAGE of West Pinchbeck. With walks along the River Glen and access to the Pinchbeck Slipe nature reserve on your doorstep there's plenty of reasons to love the location here. Internally this home is WELL PRESENTED and you'll find open plan living and modern features including air source heating. Contact Ark for more information..

#### **Entrance Hall**

Glazed composite entrance door, stairs to first floor landing. Door to living area.

#### **Kitchen Living Room 23'5" x 13'7" (7.14m x 4.15m)**



PVCu double glazed window to front and French doors with matching glazed sidelights to rear, skimmed ceiling with recessed ceiling spotlights, tiled flooring, door to WC. Fitted with a matching range of base and eye level units, worktop space with matching upstand, 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap over, four ring electric hob with integrated oven and grill under and stainless steel extractor hood over, space and plumbing for washing machine, space for fridge freezer.



#### **WC**



Fitted close coupled toilet with push button flush and wash hand basin with chrome mixer tap over set in vanity unit with tiled splashback.

#### **Landing**

Doors to bedrooms and bathroom.



**Bedroom One 13'6" x 8'9" (4.14m x 2.68m)**



PVCu double glazed window to rear, skimmed ceiling, radiator.



**Bedroom Two 13'6" x 7'7" (4.14m x 2.33m)**



PVCu double glazed window to front, built in airing cupboard.

**Bathroom 7'0" x 6'4" (2.15m x 1.95m)**



Skimmed ceiling with recessed ceiling spotlights, extractor fan, radiator, tiled flooring. Fitted with a three piece suite comprising panel bath with chrome taps over and chrome shower riser. Concealed cistern toilet and wash hand basin set in vanity unit with chrome mixer tap over and built in storage.

**Outside**

The property benefits from a block paved driveway to the front providing off road parking for up to two vehicles. Side gated access leads to the rear garden which is a combination of low maintenance deck and gravel, enclosed by timber fencing. There is an outside cold water tap and timber workshop.

**Additional Information**

PLEASE NOTE:

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

**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.

**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.

### 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.

### Property Postcode

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

### Verified Material Information

Tenure: Freehold  
 Council tax band: A  
 Property construction: Brick  
 Electricity supply: Mains - British Gas  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains - Anglian Water  
 Sewerage: Private Sewage Treatment Plant - Managed by Slipe Drove Management - Cost approximately £680 per year.  
 Heating: Air Source Heat Pump  
 Broadband: As stated by Ofcom,  
 Broadband type Highest available download speed Availability  
 Highest available upload speed Availability  
 Standard 15 Mbps 1 Mbps Good  
 Superfast 80 Mbps 20 Mbps Good  
 Ultrafast --Not available --Not available  
 Mobile coverage: As stated by Ofcom,

#### Indoor

Provider Voice Data  
 EE Likely Likely  
 Three Likely Likely  
 O2 Limited Limited  
 Vodafone None None

#### Outdoor

#### Provider Voice Data

EE Likely Likely  
 Three Likely Likely  
 O2 Likely Likely  
 Vodafone Likely Likely

Parking: Driveway and parking for 2 cars

Building safety issues: None

Restrictions: None

Public right of way: None

Flood risk: Zone 3 - Environment Agency

Coastal erosion risk: None

Japanese Knotweed: No

Planning permission: No

Accessibility and adaptations: None

Coalfield or mining area: No

Energy Performance rating: B85

### 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.

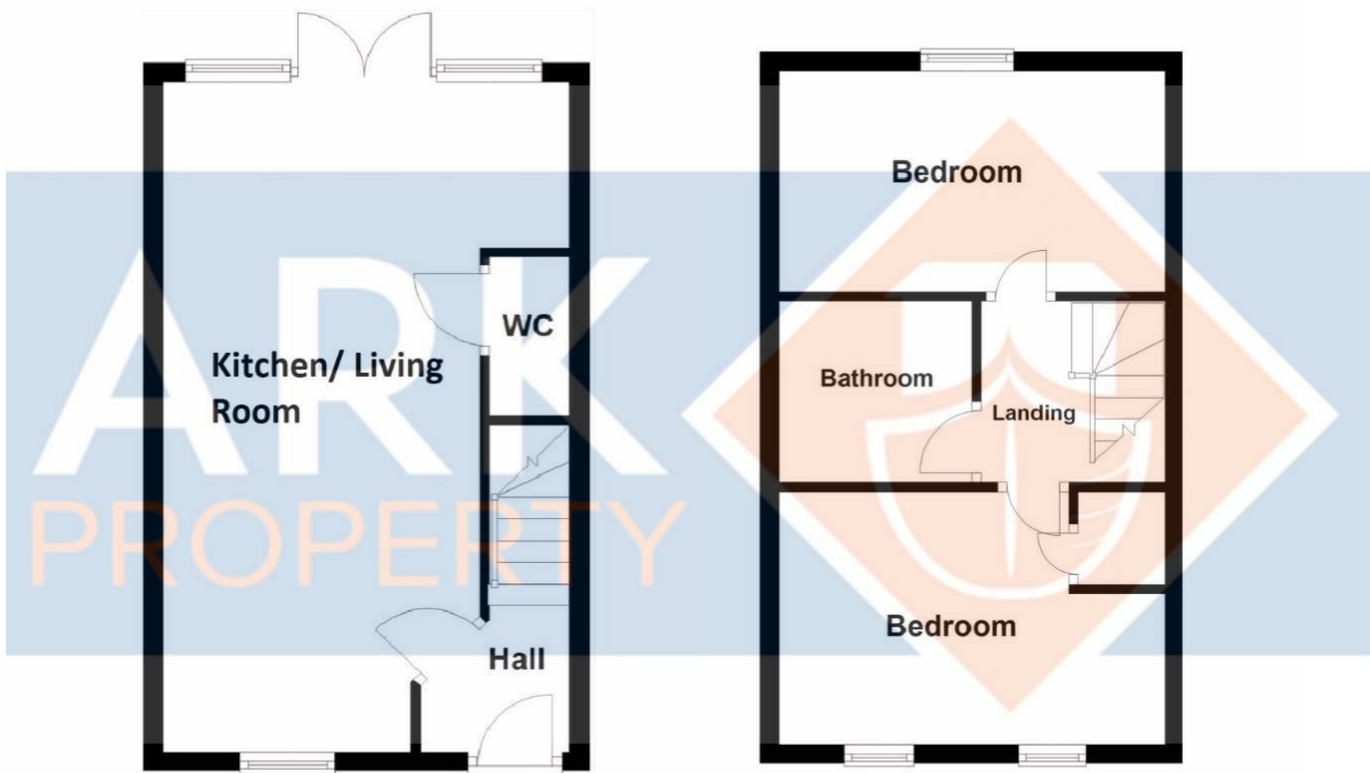
### Additional Pictures



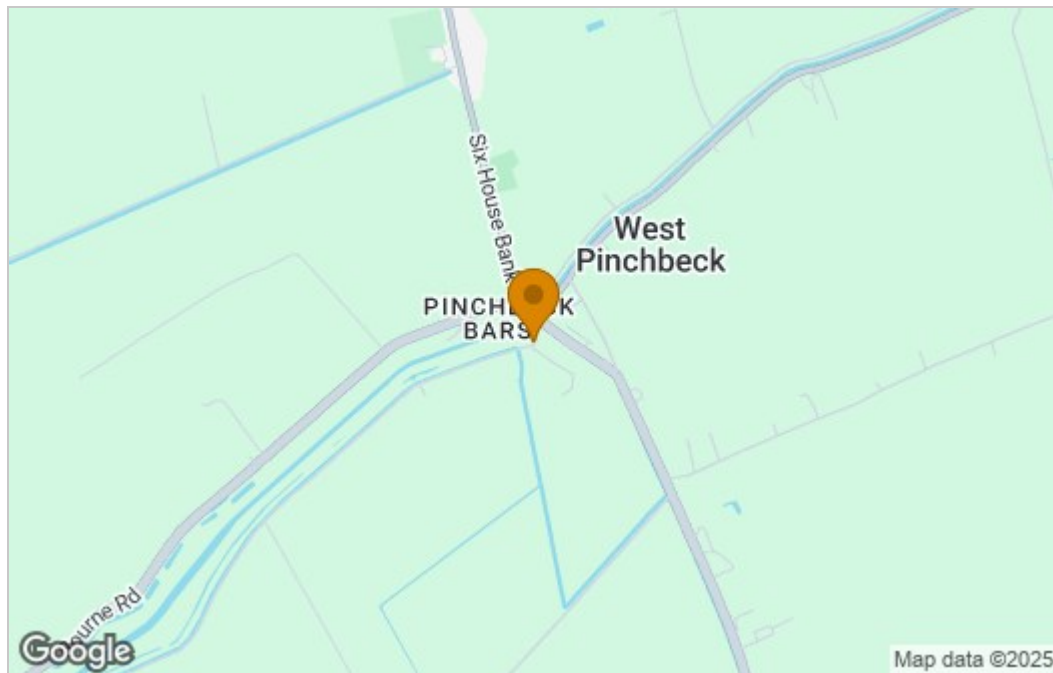




## Floor Plan



## Area Map



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## Energy Efficiency Graph

