



4 Annette Close, Spalding, PE11 1RU

£215,000

- Showhome condition
- Neutral decor throughout
- Garage conversion
- Popular location of Spalding
- Off road parking to front
- Within easy access of local amenities
- Modern kitchen
- Low maintenance rear garden

Immaculately presented and finished to showhome standard, this stunning property has been neutrally decorated throughout, creating a stylish home that is ready to move straight into.

Situated in a popular area of Spalding, within walking distance of local amenities, the property has been exceptionally well cared for and is every bit as impressive as the photographs suggest.

The accommodation offers a great flowing layout, featuring two reception rooms and three bedrooms.

Early viewing is highly recommended—book your appointment today.

Entrance Porch

Composite double glazed front door into the entrance porch. Radiator. Fuse box. Door to dining room.

Dining Room 20'1" x 12'4" (6.13m x 3.76m)



UPVC double glazed window to front and rear. Stairs to first floor. Under stairs storage cupboards. Oak flooring. Radiator.

Lounge 15'11" x 8'2" (4.86m x 2.50m)



UPVC double glazed window to front. Radiator.

Kitchen 7'3" x 11'9" (2.21m x 3.60m)



UPVC double glazed window to rear and a UPVC

double glazed door to the rear. Matching base and eye level units with worksurface over. Sink and drainer with mixer tap. Integrated electric oven and grill with integrated microwave, an electric hob and extractor hood above. Space and plumbing for washing machine. Integrated fridge and freezer. Tiled flooring. Radiator.

First Floor Landing

Loft access. Airing cupboard with shelving and housing the boiler.

Bedroom 1 13'3" x 8'6" (4.05m x 2.61m)



UPVC double glazed window to front. Radiator. Fitted wardrobes.

Bedroom 2 12'6" x 9'1" (3.82m x 2.79m)



UPVC double glazed window to front. Radiator. Fitted wardrobes.

Bedroom 3 7'3" x 8'3" (2.21m x 2.53m)

UPVC double glazed window to rear. Built-in single wardrobe with shelving and hanging space. Radiator.

Bathroom 6'6" x 7'4" (2.00m x 2.26m)

UPVC double glazed window to rear. Pedestal wash hand basin with mixer tap. Toilet with push button flush. Panel bath with taps over and electric mixer shower with shower screen. Radiator. Extractor fan.

Outside

Extended off-road parking. Side gated access leading to the rear garden.

The rear garden is enclosed by timber fencing. Lawn area. Extended patio seating area. Raised decking seating area. Outside lights and outside tap.

Property Postcode

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

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: Octopus Energy

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

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: C73

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

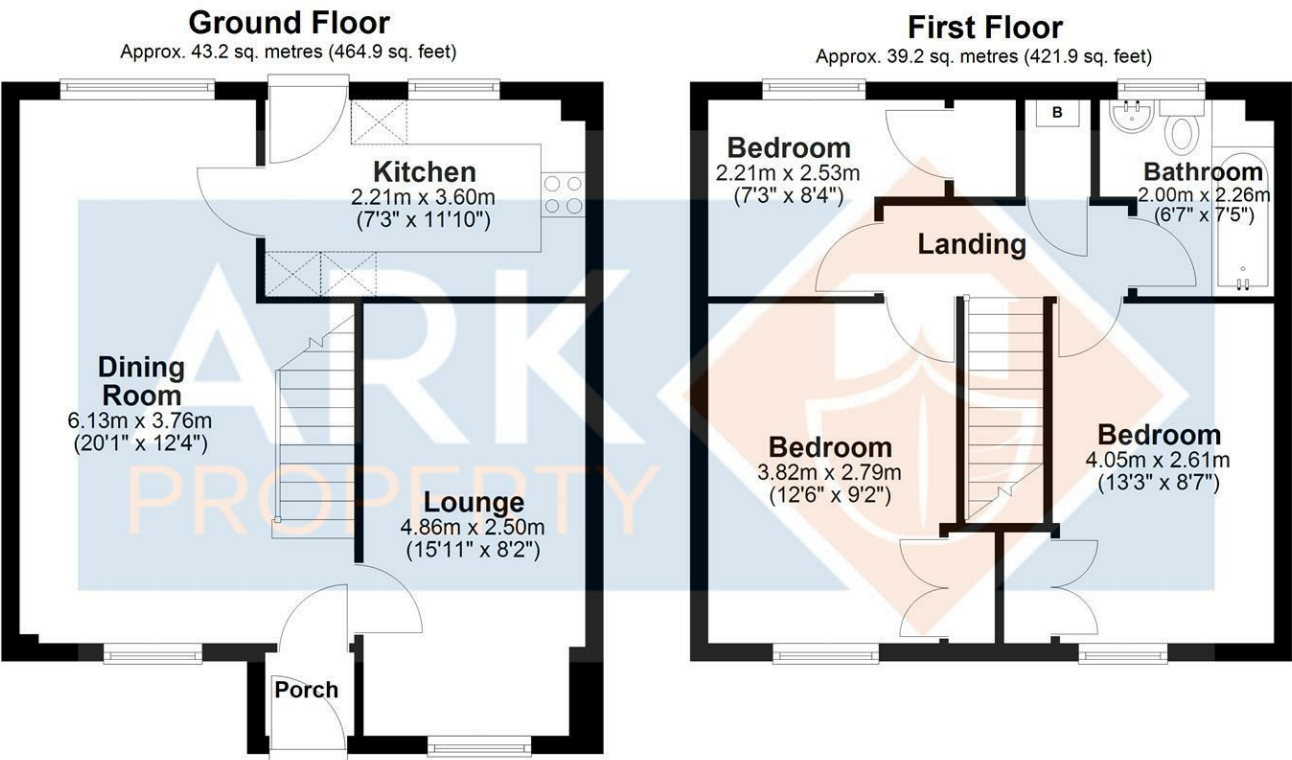
We can also offer full Financial and Solicitor services.

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. 82.4 sq. metres (886.8 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Area Map



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

