



## **12 The Wende, Spalding, PE11 3EG**

**£210,000**

Discover your next home with this lovely three-bedroom linked detached property, conveniently situated in a delightful cul-de-sac within close proximity to the town centre. Boasting a NO CHAIN status, this home is ready for immediate purchase, offering a seamless transition for its new owners.

With its desirable location and spacious layout, this property presents an ideal opportunity for families or discerning buyers seeking both convenience and comfort. Don't delay - seize the chance to make this house your home today. Call now to arrange a viewing before it's too late!

**Entrance Hall**

Upvc door to front, tiled flooring that continues through to kitchen and radiator

**Kitchen Diner 16'4" x 10'4" (4.99 x 3.15)**



Upvc window to front, rear and door to rear. Matching wall and base units with worktop over, stainless steel sink drainer with mixer tap, plumbing for washing machine, free standing oven, Glowworm boiler and radiator

**Lounge 16'4" x 10'11" (4.99 x 3.34)**



Upvc window to front and rear, gas fireplace with surround, tv point, 2x radiators and staircase

**First Floor Landing**

Upvc window to front and radiator

**Bedroom 1 11'9" x 11'0" (3.60 x 3.36)**



Upvc window to front, sliding doors to built in wardrobes, carpets and radiator

**Bedroom 2 11'2" x 10'11" (3.42 x 3.34)**



Upvc window to rear, loft access, carpets and radiator

**Bedroom 3 8'0" x 7'10" (2.45 x 2.39)**



Upvc window to front, laminate flooring and radiator

### Shower Room 7'7" x 6'10" (2.32 x 2.09)



Upvc frosted window to front, wash hand basin, toilet, wood effect flooring, extractor fan and radiator.

### Garage

Single garage with up and over door, power, lighting and double doors leading to garden.

### Front Garden



Driveway to side, lawn area, hedges and path to front door

### Rear Garden



Patio area, lawn area, workshop / shed and fully enclosed rear garden with side gate

### Property Postcode

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

### Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: TBC

COUNCIL TAX BAND: B

### PLEASE NOTE:

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

### 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.

### 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.

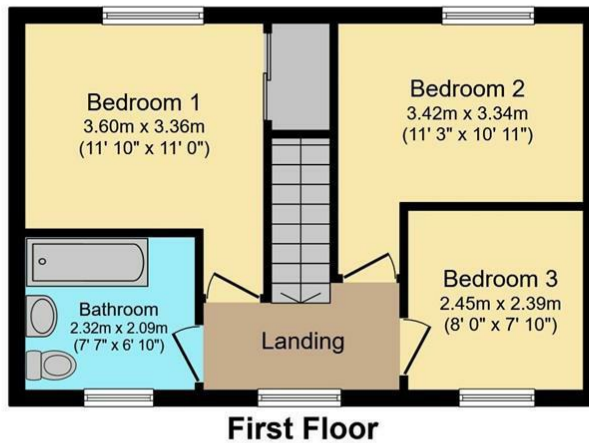
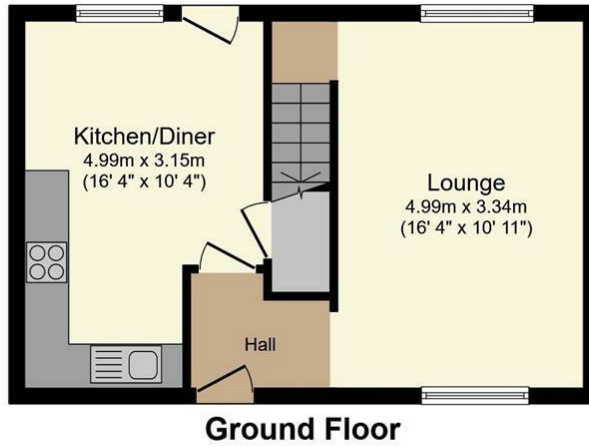
If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### **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.

## Floor Plan



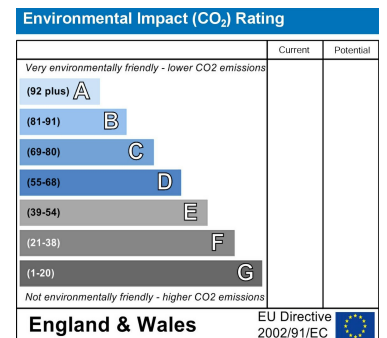
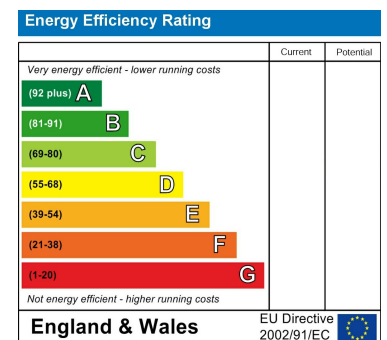
Total floor area 75.7 sq.m. (815 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

## Area Map



## Energy Efficiency Graph



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