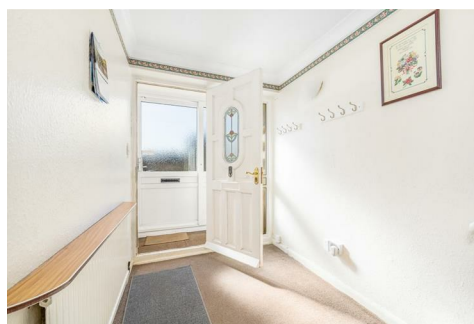




78 Sherwood Drive, Spalding, PE11 1QP

£264,000

- Three-bedroom detached home in a desirable location on Sherwood Drive
- Spacious rear kitchen extension providing ample reception space
- Large garden ideal for outdoor activities and entertaining
- Off-road parking for convenience and security
- Single garage offering additional storage or parking space
- Perfect family home with excellent living space throughout

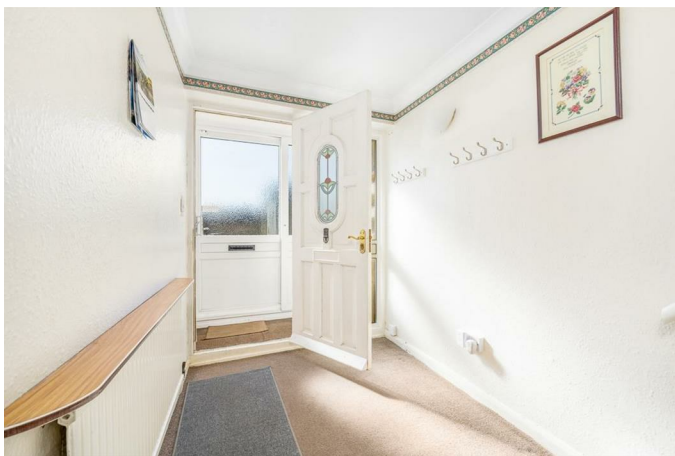
This charming three-bedroom detached property on Sherwood Drive offers an excellent opportunity for family living. Boasting a rear kitchen extension, the home provides ample reception space, perfect for entertaining or relaxing. Additional benefits include off-road parking, a single garage, and a generously sized garden, ideal for outdoor enjoyment. Don't miss out on this fantastic home—schedule your viewing today!

Entrance Porch 2'9" x 7'1" (0.84m x 2.17m)

Double glazed sliding door to front. Solid wood entrance door opening to Entrance Hall.



Entrance Hall 12'2" x 5'11" (3.71m x 1.81m)



Coving to ceiling. Stairs to first floor. Radiator. Carpeted.

Dining Room 11'10" x 9'9" (3.62m x 2.99m)



PVC double glazed window to rear. Radiator. Coving to ceiling. Carpeted.

Lounge 12'2" x 12'2" (3.71m x 3.72)



PVC double glazed window to front. Radiators. Coving to ceiling. Carpeted.

Kitchen 26'5" x 8'3" (8.07m x 2.54m)



PVC double glazed window to side and French doors to rear. Coving to ceiling. Radiator. Built in pantry

cupboard. Two radiators. Matching base and eye level units with roll edge work surfaces. Space for free standing electric cooker. One and a half bowl sink drainer with mixer tap over. Extractor fan. Space and plumbing for dishwasher. Space for fridge freezer. Laminate wood flooring.



Office 11'4" x 7'10" (3.46m x 2.41m)



PVC double glazed window and door to side. Radiator. Carpeted.

Cloakroom



PVC double glazed window to rear. Radiator. Close couple toilet. Wall mounted wash hand basin.

First Floor Landing 6'9" x 7'4" (2.07m x 2.25m)



PVC double glazed window to side. Coving to ceiling. Loft access. Carpeted.

Bedroom 1 12'8" x 10'11" (3.88m x 3.33m)



PVC double glazed window to front. Coving to ceiling. Radiator. Fitted built in cupboards with shelving and hanging rail. Carpeted.

Bedroom 2 11'10" x 10'11" (3.62m x 3.33m)



PVC double glazed window to rear. Coving to ceiling. Radiator. Built in wardrobes with hanging rail and shelving. Carpeted.

Bedroom 3 9'8" x 7'4" (2.96m x 2.26m)



PVC double glazed window to front. Coving to ceiling. Radiator. Built in wardrobe. Carpeted.

Bathroom 6'8" x 7'2" (2.04m x 2.20m)



PVC double glazed window to rear. Coving to ceiling. Extractor fan. Laminate flooring. Radiator. Chrome heated towel rail. Built in airing cupboard with gas central heating boiler and hot water cylinder. Bath with Mira shower over. Close couple toilet. Pedestal wash hand basin.

Outside



Front: Concrete driveway providing off road parking for 2 vehicles. Lawn area with shrub borders. Gated access to the side where there is a concrete patio area.

Rear: Enclosed by timber fencing. Mature hedging. Laid to lawn with concrete path. Patio area. Cold water tap. Space for further development subject to relevant permissions.



Garage 16'2" x 8'2" (4.94m x 2.50m)

Up and over vehicle door. Power and light connected.

Additional Information

All the windows, side door and French doors were installed two years ago.

Property Postcode

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

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: C

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

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 - very 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

Japanese Knotweed: 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: D61

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

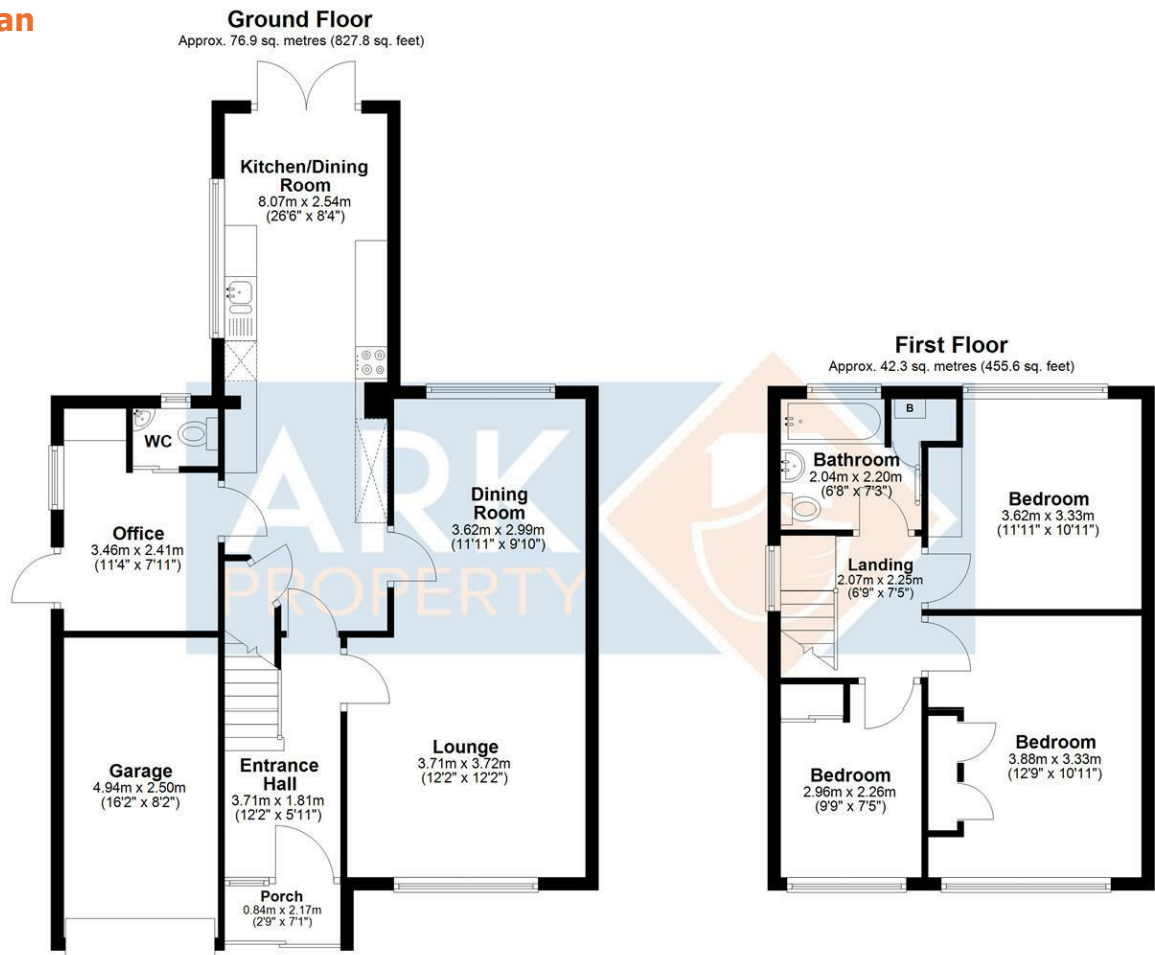
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

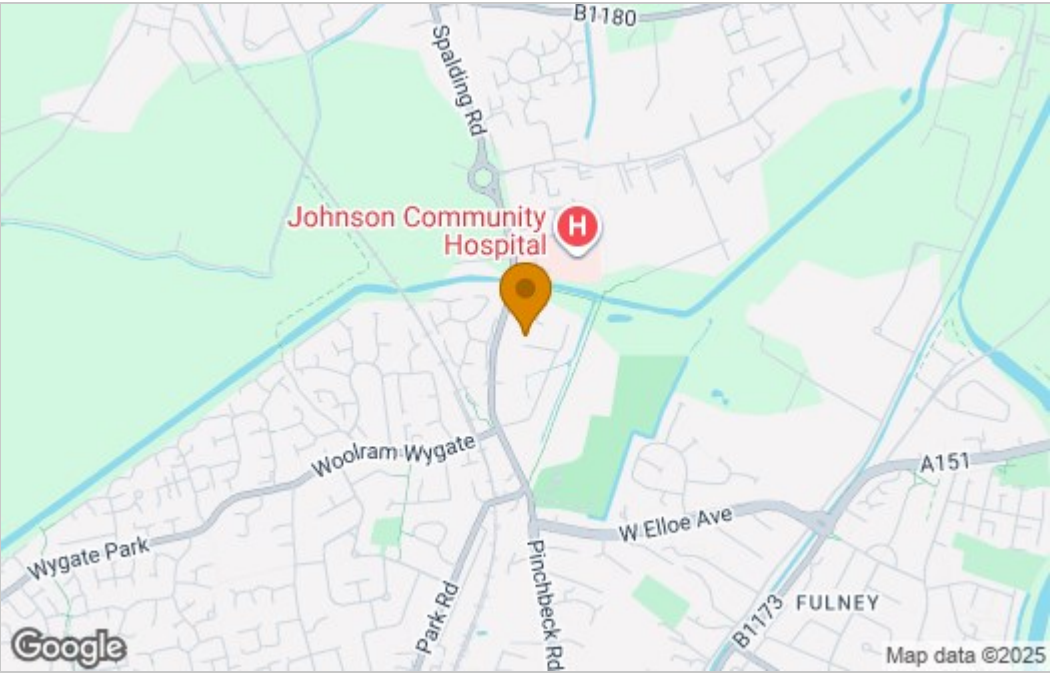
Disclaimer

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

Floor Plan



Area Map



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Energy Efficiency Graph

