

## 16 Baxter Gardens, Spalding, PE11 3YL

**£264,500**

- Corner plot
- Located in a popular location of Woolram Wygate
- Three double bedrooms
- Nice flowing layout
- Two reception rooms
- Potential to convert garage
- Ample off road parking
- Dutch barn design



## A Unique Dutch Barn-Style Home by Broadgate Homes

Built by the renowned developer Broadgate Homes, this striking Dutch barn style property offers a distinctive and spacious design that stands out across Spalding. With generous living areas and impressively sized bedrooms, this home has been lovingly maintained by the same owners for over 20 years, testament to its quality and charm.

Located in a highly sought-after area of Spalding, you'll be within walking distance of Vernatts Drain and a range of local amenities, making this the ideal spot for families or those seeking convenience with character.

Don't miss the opportunity to view this standout home.

Call us today to arrange your viewing!

### Entrance Hall 9'11" x 3'6" (3.03m x 1.08m)



UPVC door to side with glazed side panel. Radiator. Carpeted. Stairs to first floor landing.

### Cloakroom



Toilet. Wash hand basin with tiled splash back. Vinyl flooring.

### Kitchen 9'10" x 11'10" (3.01m x 3.62m)



UPVC window to front. Matching base and eye level units with work surfaces over. Tiled splash backs. Vinyl flooring. Space and plumbing for washing machine/dishwasher. Space for fridge freezer. Sink unit with drainer and mixer tap over. Electric hob with extractor hood over. Eye level oven and grill. Pedestrian door to garage.

### Lounge 11'10" x 15'10" (3.61m x 4.85m)



UPVC window to rear. Radiator. Carpeted. Feature fireplace with surround. Archway through to dining room.

**Dining Room 8'0" x 9'4" (2.44m x 2.87m)**



French doors to rear. Radiator. Carpeted.

**First Floor Landing**

Carpeted. Doors to bedrooms and bathroom.

**Bedroom 1 9'11" x 17'11" (3.03m x 5.47m)**



UPVC box bay window to front. Radiator. Carpeted. Built in sliding door wardrobes.

**Bedroom 2 15'2" x 11'9" (4.63m x 3.59m)**



UPVC window to rear. Storage cupboard. Carpeted. Radiator.

**Bedroom 3 8'8" x 10'2" (2.66m x 3.10m)**



UPVC window to rear. Radiator. Carpeted. Airing cupboard housing the hot water cylinder.

**Bathroom 8'5" x 6'9" (2.59m x 2.07m)**



Velux window to side. Shower cubicle with shower attachment over. Panelled bath with taps over. Wash hand basin. Toilet. Partially tiled walls. Tiled flooring. Shaver point.

**Outside**



Front: Gravel driveway giving off road parking for several vehicles. Lawn area. Gated access to the rear garden.

Rear: Enclosed by timber fencing. Lawn area. Patio area.

**Garage 16'8" x 9'5" (5.10m x 2.89m)**

Up and over vehicular door to front. Power and light connected.

**Property Postcode**

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



**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: 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 Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and None over 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 - 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: D65

**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**

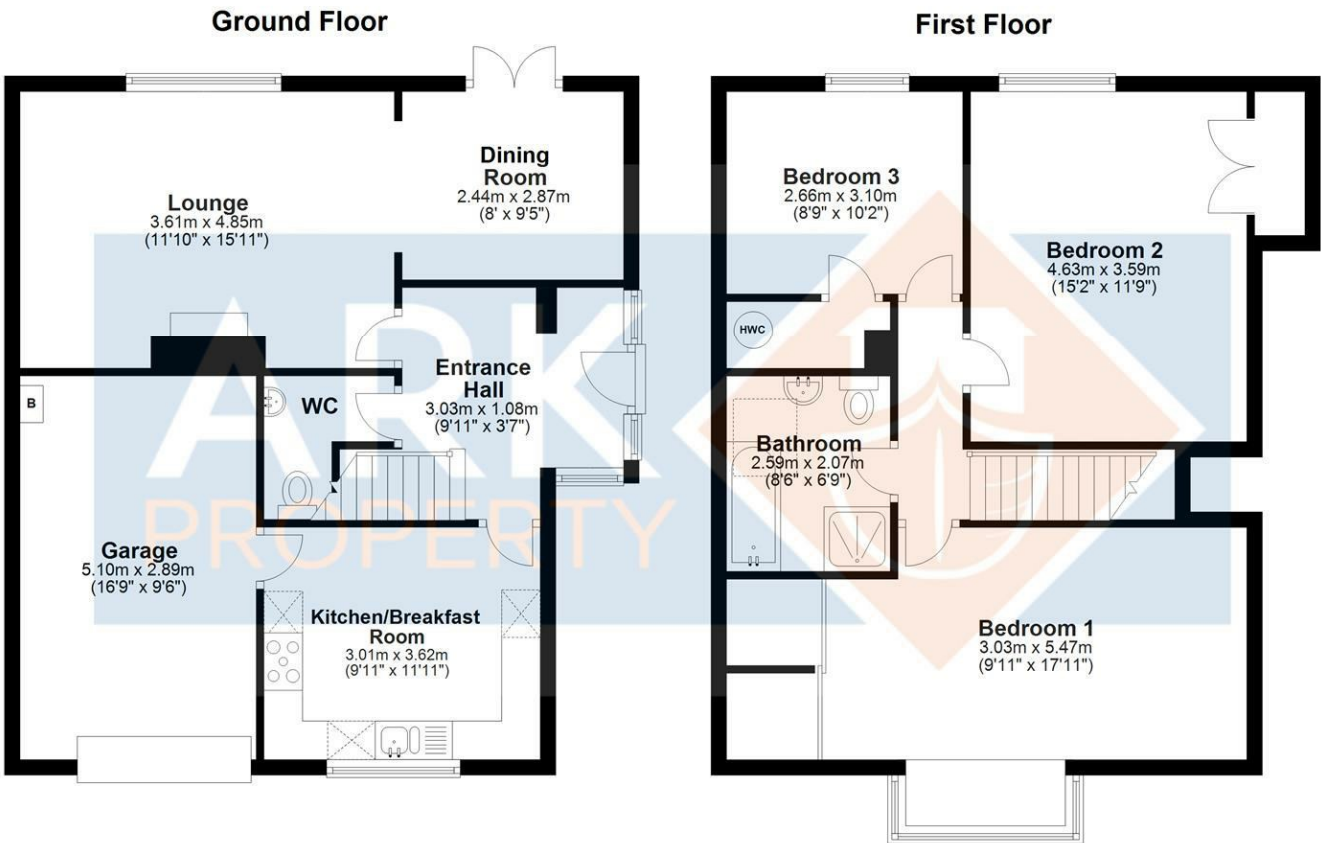
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

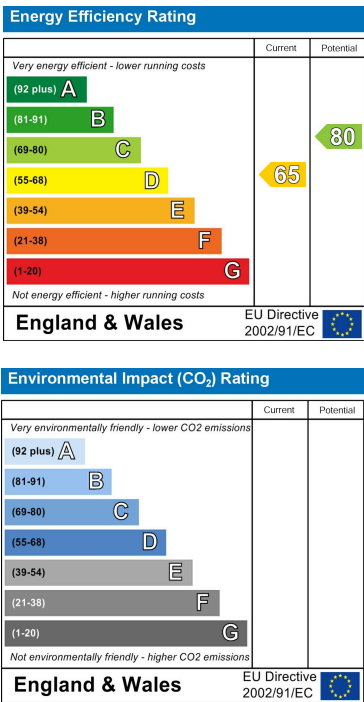


All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form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

Area Map



Energy Efficiency Graph



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