



21 Derwent Way, Spalding, PE11 3WX

£220,000

- Modern three-bedroom home in a sought-after location on Derwent Way, Spalding
- Spacious lounge and contemporary kitchen with separate utility room
- Master bedroom with en-suite plus a convenient downstairs WC
- Private rear garden – perfect for entertaining and outdoor dining
- Double-width driveway providing ample off-road parking
- Well-presented throughout – ideal for families or first-time buyers

Modern Three-Bedroom Home on Derwent Way, Spalding.

Situated in a popular residential area, this stylish and well-presented three-bedroom home offers contemporary living with practical features throughout. The property boasts a spacious lounge, a modern kitchen, separate utility room, downstairs WC, and an en-suite to bedroom one. Outside, you'll find a private rear garden ideal for entertaining, along with a double-width driveway providing convenient off-road parking. A perfect choice for families or professionals seeking a move-in ready home in a great location.

Entrance Hall

Composite glazed entrance door to front. Skimmed ceiling. Radiator. Stairs to first floor landing. Laminate flooring.

Lounge 15'7" x 9'7" (4.76m x 2.94m)



PVC double glazed window to side and French doors to rear. Skimmed ceiling. Two radiators. Laminate flooring.

Cloakroom



Skimmed ceiling. Laminate flooring. Wall mounted electric consumer unit. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over and tiled splash back. Radiator.

Kitchen 15'7" x 9'7" (4.75m x 2.94m)



PVC double glazed window to the front and side. Skimmed ceiling with recessed spotlights. Vinyl flooring. Two radiators. Fitted with a matching range of base and eye level units with wood effect work surface over. Tiled splash back. Four ring gas hob with stainless steel extractor hood over. Stainless steel sink and drainer with chrome mixer tap over. Integrated eye level oven and grill. Integrated fridge/freezer. Integrated dishwasher.

Utility Room 5'3" x 6'8" (1.62m x 2.04m)

Skimmed ceiling with recessed spotlights. Extractor fan. Vinyl flooring. Radiator. Fitted worktop with base units, Stainless steel sink and drainer with a mixer tap over. Space and plumbing for washing machine.

First Floor Landing

Skimmed ceiling. Loft access. Radiator. Built in airing cupboard with hot water cylinder and slatted shelving. Doors to bedrooms and bathroom.

Bedroom 1 9'6" x 9'11" (2.90m x 3.04m)

PVC double glazed window to the front. Skimmed ceiling. Built-in double door wardrobes with hanging rail and shelf. Radiator.

En-suite 4'7" x 6'8" (1.40m x 2.04m)

PVC double glazed window to front. Skimmed ceiling with recessed spotlights. Fitted shower cubicle with glass sliding doors and chrome thermostatic shower riser, rainfall head and hand held attachment. Close couple toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over. Chrome wall mounted heated towel rail. Extractor fan. Shaver point. Vinyl tile flooring.

Bedroom 2 9'2" x 9'10" (2.80m x 3.02m)

PVC double glazed window to front. Skimmed ceiling. Radiator.

Bedroom 3 6'11" x 7'4" (2.11m x 2.25m)

PVC double glazed window to side. Skimmed ceiling. Radiator.

Bathroom 6'2" x 6'7" (1.88m x 2.01m)

PVC double glazed window to side. Skimmed ceiling with recessed spotlights. Fitted double ended panelled bath with wall mounted bath spout and shower attachment. Close couple toilet with push button flush. Wall mounted wash hand basin with chrome mixer tap over. Chrome wall mounted heated towel rail. Extractor fan. Shaver point. Vinyl tiled flooring.

Outside

The front of the property has a driveway providing off road parking for two vehicles. Gated access which leads to the rear garden

The rear garden is enclosed by timber fencing and brick wall. Laid to lawn with patio seating area. Outside lighting. Power points. Timber storage shed.

Property Postcode

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

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: RMG £120 per year approximately

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central

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: C78

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

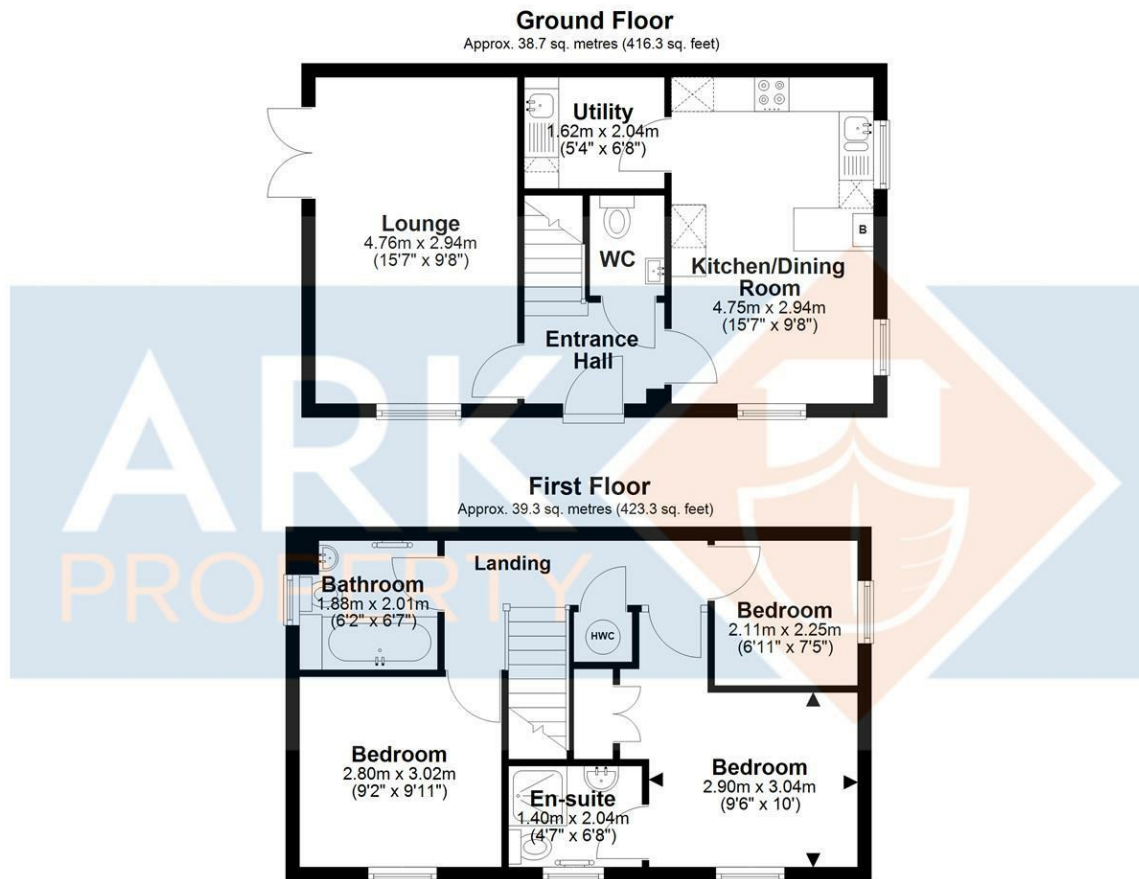
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

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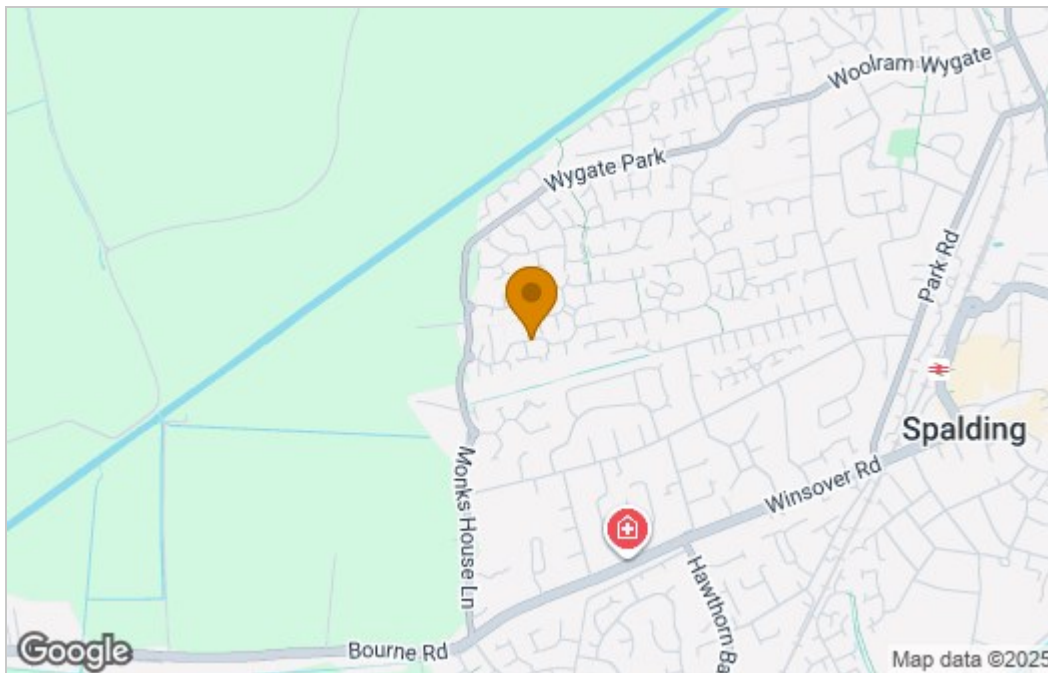
Floor Plan



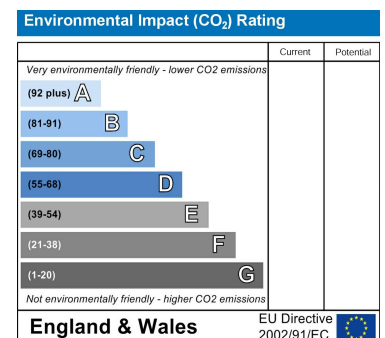
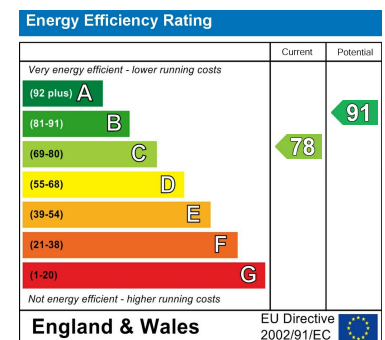
Total area: approx. 78.0 sq. metres (839.6 sq. feet)

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Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

