



**31 Shearers Drive, Spalding, PE11 3ZJ**

**£260,000**

- Detached four bedroom house
- End of cul de sac location
- No onward chain
- Three reception rooms
- En-suite to master bedroom
- Enclosed rear garden
- Single garage
- Viewing essential

Offered to market with no onward chain  
Four bedroom detached home set in a quiet end of cul de sac location.

The property is a blank canvas ready for the next owner to really put their own mark on it.

Internally the property comprises entrance hall, cloakroom, bay fronted lounge and open plan kitchen/diner leading to a conservatory.

Upstairs you will find four bedrooms with en-suite and a family bathroom.

There is a driveway with garage and an enclosed rear garden.

**Entrance Hall 6'3" x 12'11" (1.92m x 3.95m)**



Glazed entrance door to the front. Radiator. Wooden flooring. Coving to ceiling. Stairs to first floor landing. Built in cupboard. Doors to cloakroom, lounge and kitchen.

**Cloakroom**



PVC double glazed window to front. Coving to ceiling. Wooden flooring. Radiator. Wall mounted

electric consumer unit. Fitted with two piece suite comprising, close coupled toilet with push button flush. Pedestal wash hand basin and tiled splash back.

**Lounge 12'0" x 13'7" (3.68m x 4.15m)**



PVC double glazed bay window to front. Coving to ceiling. Wood flooring. Radiator. Feature electric fireplace.

**Kitchen/Dining Room 8'8" x 20'11" (2.66m x 6.38m)**



PVC double glazed window and aluminium sliding doors to rear. Two radiators. Coving to ceiling. Tiled and wood flooring. Fitted base and eye level units with roll edged work surfaces and tiled splash backs. Four ring gas hob with extractor hood over. Integrated eye level oven and grill. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Ceramic sink and drainer with chrome mixer tap and tiled splashbacks. Door to utility.



**Utility Room 6'3" x 5'0" (1.93m x 1.53m)**



Door to side. Coving to ceiling. Extractor fan. Tiled flooring. Wall mounted mains gas Worcester central heating boiler. Fitted worktop with space under for washing machine. Space for tumble dryer.

**Conservatory 10'5" x 9'7" (3.20m x 2.93m)**



PVC double glazed construction with polycarbonate roof and ceiling fan. Window to rear. PVC double glazed French doors to garden. Remote controlled air conditioning and heating unit.

## First Floor Landing



Coving to ceiling with loft access. Built in over stairs storage cupboard. Doors to bedrooms and bathroom.

**Bedroom 1 10'2" x 13'7" (3.11m x 4.16m)**



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

**En-suite 6'6" x 5'0" (2.00m x 1.54m)**



PVC double glazed window to side. Coving to ceiling. Extractor fan. Shaver point. Radiator. Vinyl flooring. Fitted with three piece suite comprising glazed shower cubicle with mains shower. Pedestal wash hand basin. Close coupled toilet with push button flush.

**Bedroom 3 11'2" x 10'7" (3.41m x 3.23m)**



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

**Bedroom 2 13'8" (max) x 7'10" (max) x 2.40m**



PVC double glazed window to front. Radiator.



**Bedroom 4 6'8" x 10'2" (2.05m x 3.10m)**



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

**Bathroom 5'7" x 7'1" (1.71m x 2.18m)**



PVC double glazed window to front. Coving to ceiling with extractor fan. Radiator. Vinyl flooring. Fitted panel bath with chrome taps and shower over. Close coupled toilet with push button flush. Pedestal wash hand basin.

**Outside**



There is a block paved driveway to the front of the property providing off road parking leading to the single garage. Side gated access leads to the rear garden.

The rear garden is enclosed by timber fencing. Mostly hard standing comprising a patio seating area and gravel areas. Outside lighting. Cold water tap. Timber storage shed.



**Garage 17'9" x 8'0" (5.42m x 2.46m)**

Up and over door to the front. Power and light connected. Courtesy door to rear.

**Property Postcode**

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

**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: D

Annual charge: No

Property construction: Brick built

Electricity supply: Eon

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 - 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:

### 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.

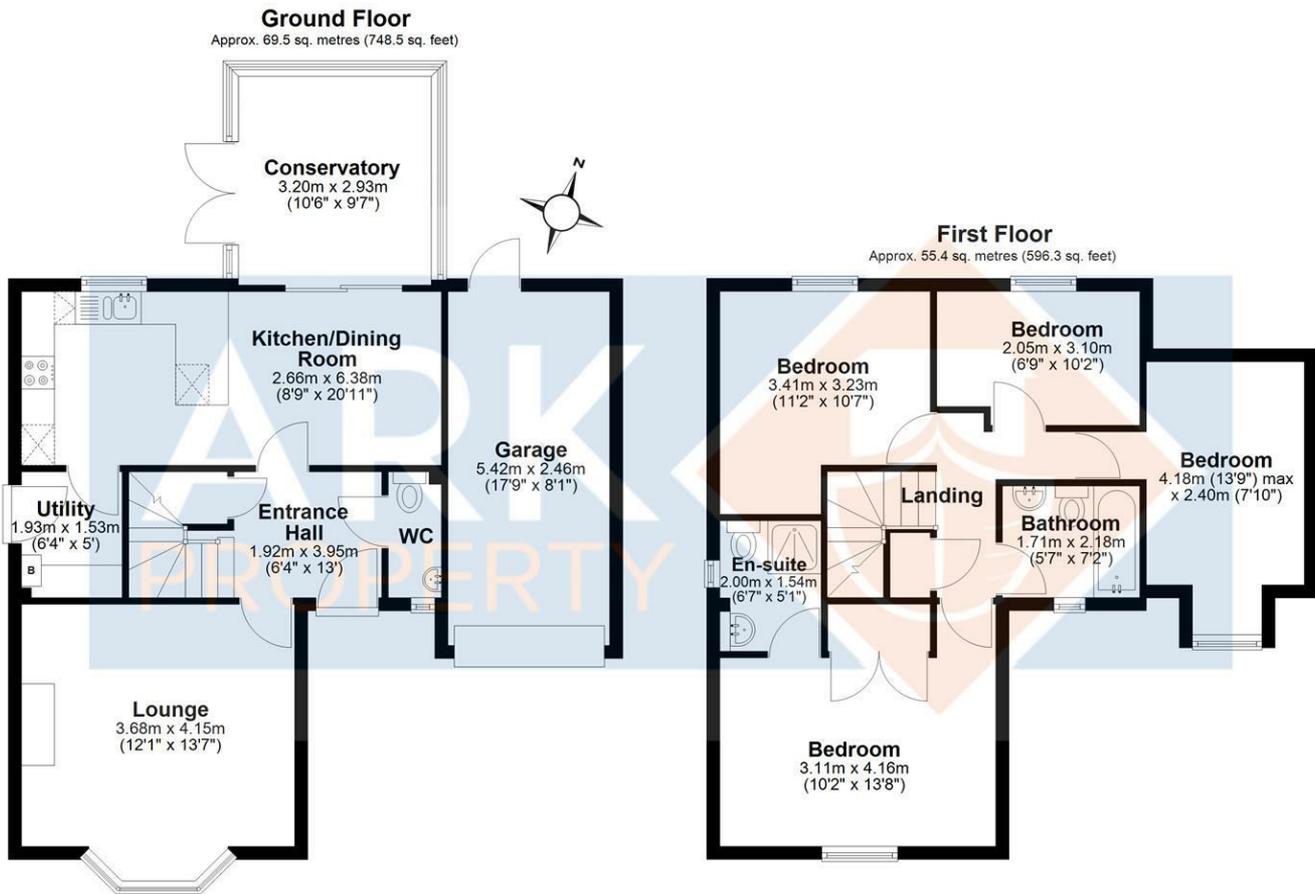
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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

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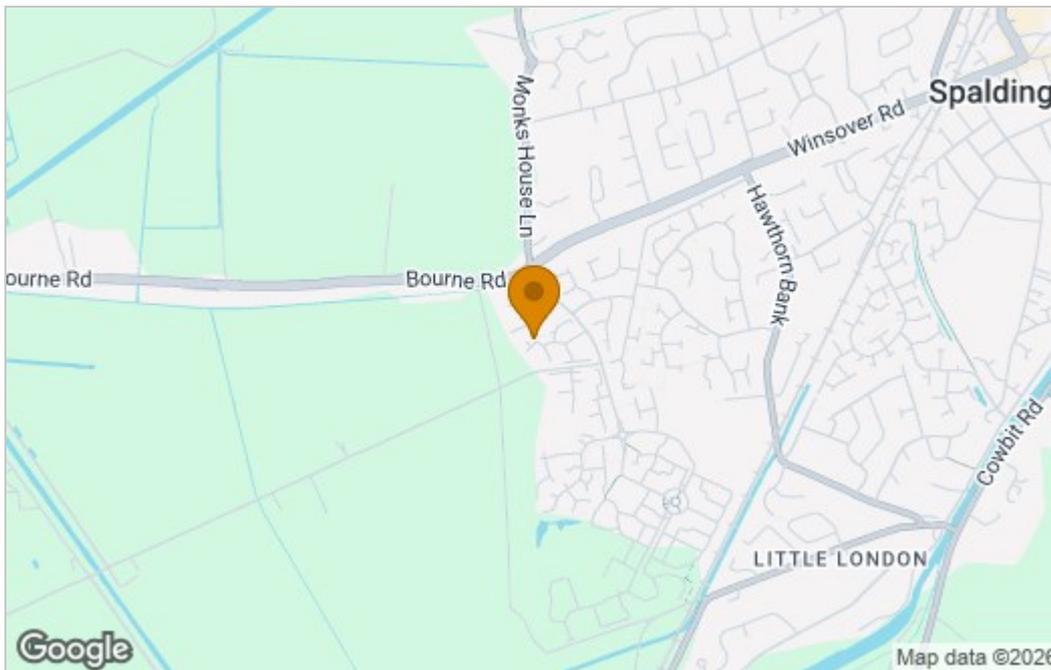
## Floor Plan



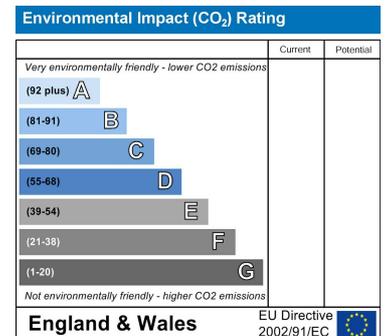
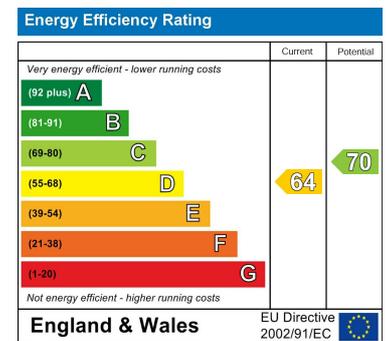
Total area: approx. 124.9 sq. metres (1344.9 sq. feet)

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## Area Map



## Energy Efficiency Graph



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