



43 Fairview Way, Spalding, PE11 3PL

£300,000

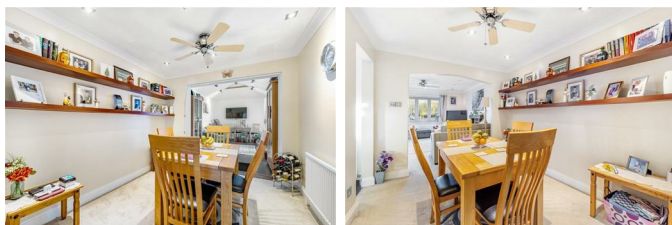
(Guide Price £300,000 - £310,000) Ark Property Centre are delighted to offer for sale this extended detached home in a desirable location in Spalding. The property has been improved by the current owners and internally comprises three bedrooms, shower room plus W.C and four reception rooms. Externally there is ample off road parking and single garage and to the rear a low maintenance rear garden. Contact Ark for more information.

Entrance Hallway 14'2" x 5'11" (4.32 x 1.81m)

Glazed composite entrance door with full height glazed sidelight and matwell, coving to ceiling, radiator, stairs to first floor with under stairs cupboards, wall mounted Hive central heating controller, opening to lounge and opening to kitchen.

Lounge 14'2" x 11'10" (4.32 x 3.62m)

PVCu double glazed box bay window to front, coving to ceiling with recessed ceiling spotlights and ceiling fan, two radiators, built in TV unit, inset cast iron multi fuel stove set on marble hearth with solid wood surround and mantel. Opening to dining room.

Dining Room 9'10" x 8'10" (3.01 x 2.71m)

Coving to ceiling with recessed ceiling spotlights and ceiling fan, radiator, built in wooden shelving. Opening to Garden Room.

Garden Room 18'6" x 8'11" (5.65 x 2.72m)

PVCu double glazed aluminium bi folding door and windows to side, skimmed vaulted ceiling with spot lighting, under floor heating with wall mounted controls, wall mounted TV with TV point.

Kitchen 10'7" x 18'4" (3.23 x 5.61m)

PVCu double glazed window and French doors to rear, skimmed ceiling with recessed ceiling spotlights, tiled flooring. Fitted with a matching range of base, eye level and full height units with soft close doors, marble effect work surfaces with matching upstands, five ring gas hob with integrated extractor fan over, stainless steel sink and drainer with chrome mixer tap over, integrated oven and grill and combination oven, space and plumbing for washing machine, space and plumbing for American style fridge freezer. Door to W.C.

W.C 3'3" x 5'4" (1.00 x 1.63m)

PVCu double glazed window to side, coving to ceiling, tiled flooring, radiator, fitted close coupled toilet with push button flush and wash hand basin with chrome taps over.

Landing



PVCu double glazed window to side, coving to ceiling with loft hatch (loft boarded with light), doors to bedrooms and bathroom.

Bedroom One 14'3" x 9'11" (4.35 x 3.04)



PVCu double glazed window to front, coving to ceiling with electric ceiling light and fan, radiator, wall mounted TV, built in full height wardrobes with sliding doors, hanging rails and shelving.

Bedroom Two 9'10" x 9'11" (3.01 x 3.04m)



PVCu double glazed window to rear, coving to ceiling, radiator, built in full height wardrobes with sliding doors, hanging rails, shelving and hot water cylinder.

Bedroom Three 10'0" x 8'0" (3.05 x 2.44)



PVCu double glazed window to front, coving to ceiling, radiator, fitted wall shelves, built in over stairs cupboard with hanging rail and storage shelf.

Shower Room 6'5" x 7'1" (1.97 x 2.16m)

PVCu double glazed window to rear, coving to ceiling with recessed ceiling spotlights and extractor fan, shaver point, wall mounted chrome heated towel rail, wall mounted electric heater, vinyl flooring and wall tiling. Fitted with a three piece suite comprising oversize shower enclosure with glass screen and mains shower with chrome rainfall head, pedestal wash hand basin with chrome mixer tap over and close coupled toilet with push button flush.

Outside

To the front of the property is a block paved driveway providing off road parking for multiple vehicles, there is a low maintenance hardstanding garden with gravel border.

The rear garden is enclosed by timber fence with gated access from both sides. The garden is low maintenance comprising hard standing areas with planted borders and small artificial lawn. There are several outdoor power sockets, outside lighting, outside cold water tap and 10x8 ft timber storage shed with window to side.

Solar Panels

The property benefits from a recent kW solar panel installation for electricity generation. The panels belong to the property and do not form part of any lease agreement.

Garage

Single garage with refitted Horman up and over garage door, recently refitted 'A' rated wall mounted mains gas central heating boiler, fitted water softener, power and light connector, partially boarded loft space, light connected.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: C

PLEASE NOTE:

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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.

Property Postcode

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

Ark Property Centre

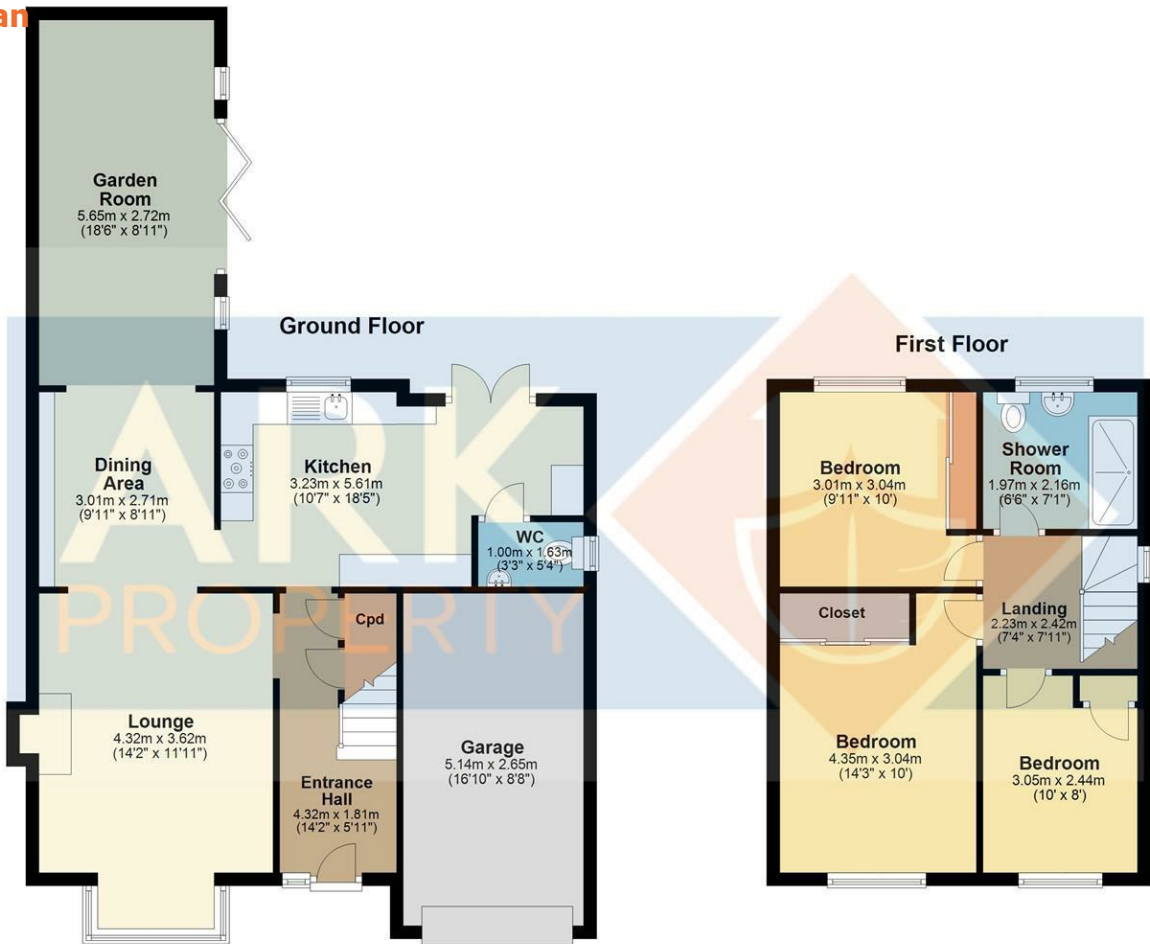
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

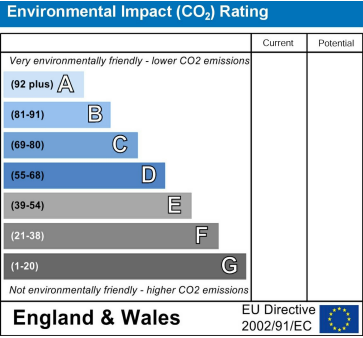
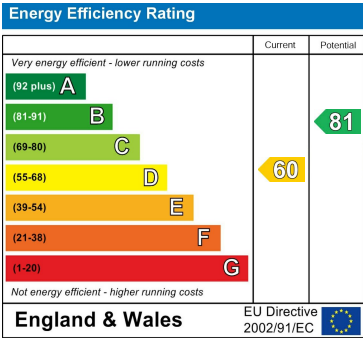


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Area Map



Energy Efficiency Graph



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