



**15 Meadow, Spalding, PE11 3LQ**

**No Onward Chain £270,000**

- Popular Allison development
- Well proportioned property
- Side and rear gardens
- Spacious living space
- Located at the end of the cul de sac
- Lovely flowing layout
- Kitchen breakfast room
- Sold with no chain

This popular Allison homes design, built in 1988, has long been a favourite among buyers thanks to its spacious rooms and well-designed, flowing layout. Situated in a sought-after area of Spalding, the property is within walking distance of the Monk House playing fields, making it an ideal location for families.

The home offers everything you would expect from a practical and comfortable family property, with generous living spaces, spacious bedrooms and great outside space, that truly need to be viewed to be fully appreciated.

Offered with no onward chain, this is a wonderful opportunity to secure a well loved home in a great location.

### Entrance Hall 14'7" x 6'11" (4.47m x 2.12m)



UPVC double glazed door with side panel. Radiator. Carpeted.

### Cloakroom



UPVC double glazed window to front. Toilet. Wash hand basin. Partially tiled walls. Electric heater.

### Lounge 14'8" x 12'0" (4.48m x 3.67m)



UPVC double glazed window to front and bay window side. Feature fireplace with free standing fire. Radiator. Carpeted.

### Dining Room 12'2" x 12'3" (3.71m x 3.75m)



UPVC double glazed window to side and UPVC double glazed patio doors to rear. Radiator. Carpeted.

### Kitchen 12'2" x 9'3" (3.71m x 2.82m)



UPVC double glazed window to rear. Matching base and wall units with work surfaces over. Stainless steel sink unit with mixer tap. Space for cooker and extractor hood over. Space and plumbing for dishwasher. Space for fridge/freezer. Radiator. Under stairs storage cupboard. Vinyl flooring.

**Breakfast Area 6'5" x 8'7" (1.97m x 2.63m)**



UPVC double glazed window to rear. Radiator. Electric heater. Vinyl flooring.

**Utility Room 7'1" x 8'7" (2.17m x 2.63m)**



UPVC double glazed door and window to side. Wall units. Partially tiled walls. Radiator. Plumbing for washing machine. Space for tumble dryer. Vinyl flooring.

**First Floor Landing 11'6" x 7'7" (3.51m x 2.33m)**



UPVC double glazed window to side. Loft access. Airing cupboard housing hot water cylinder and shelving. Carpeted.

**Bedroom 1 14'7" x 11'5" (4.47m x 3.48m)**



UPVC double glazed window to front and side. Radiator. Carpeted.

**Bedroom 2 12'2" x 13'11" (3.71m x 4.26m)**



UPVC double glazed window to side. Radiator. Carpeted.

**Bedroom 3 9'8" x 7'8" (2.95m x 2.34m)**

UPVC double glazed window to front. Radiator. Carpeted.

**Bathroom 5'6" x 7'6" (1.68m x 2.31m)**

UPVC double glazed window to rear. Toilet. Wash hand basin. Panelled bath with shower over. Radiator. Fully tiled walls. Vinyl flooring. Extractor fan

**Outside**

The property is approached by a driveway leading to the garage. Gated side access to the rear garden. The front and side gardens has a lawn area with flower and shrub borders.

The rear garden is enclosed by fencing with lawn area with established trees, mature flower and shrub borders leading to the side garden. Block paved edging.

**Garage 16'8" x 12'9" (5.09m x 3.90m)**

The oversized garage has an electric vehicular door. Wall mounted boiler.

**Property Postcode**

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

**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

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: C69

### **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.

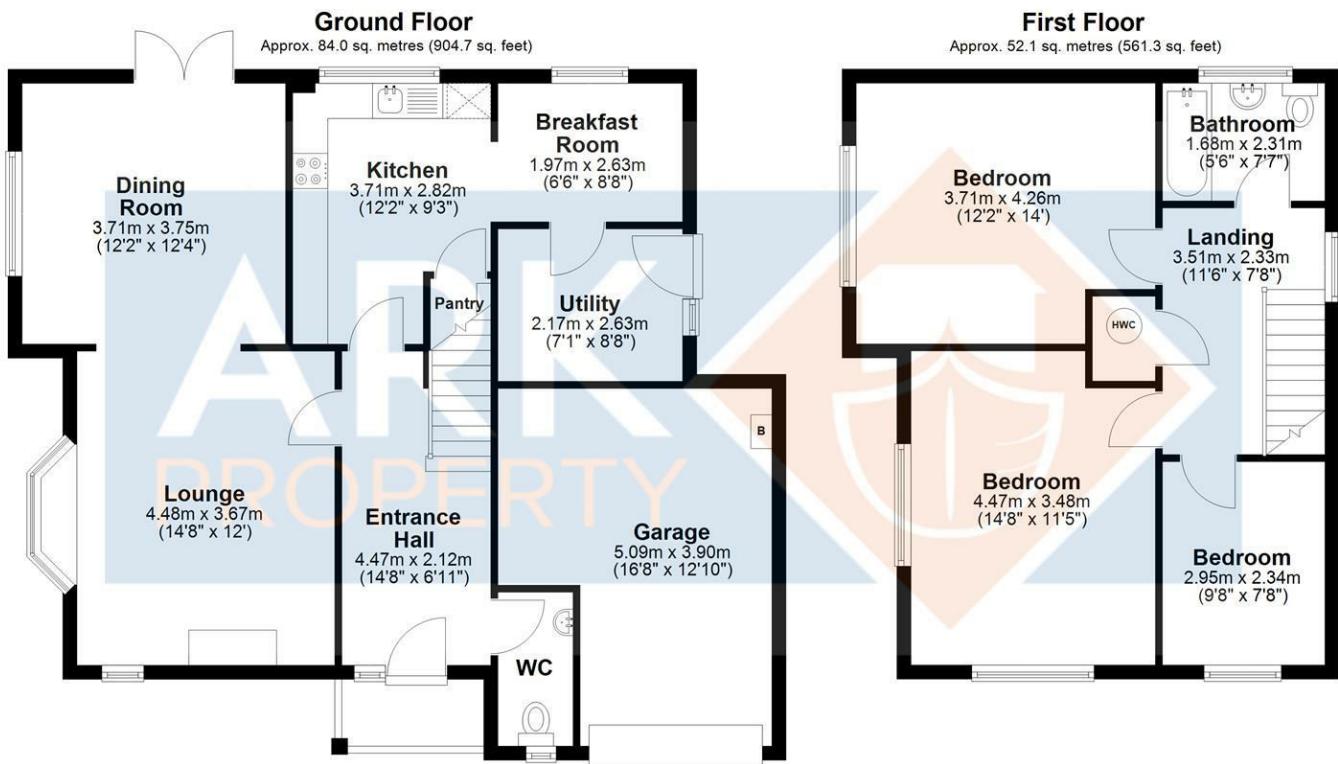
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive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

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

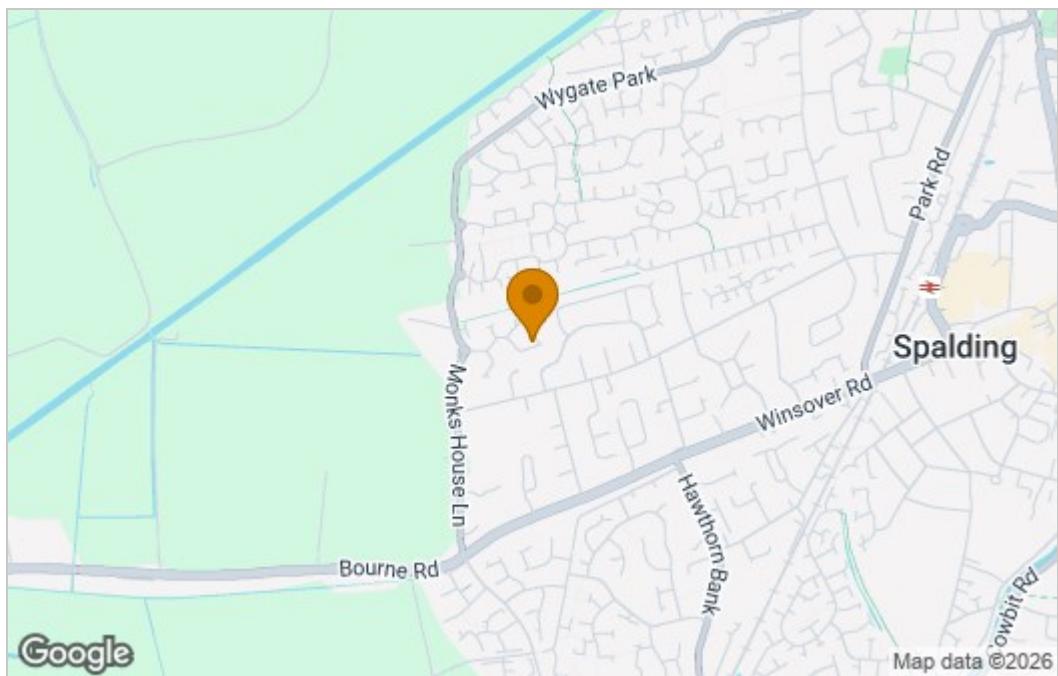
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## Floor Plan

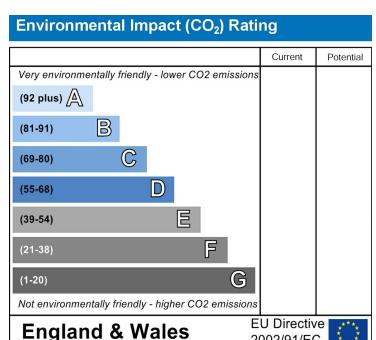
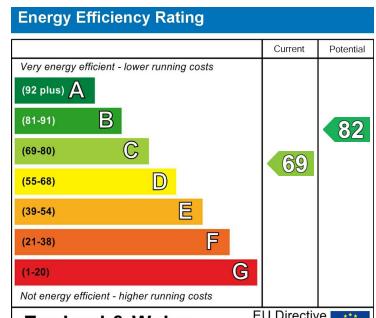


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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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