



**1 Charlette Way, Spalding, PE11 1RW**

**£295,000**

- Stunning rear garden - perfect for entertaining
- Popular location
- Three great size bedrooms
- Lovely flowing layout
- Bedroom One with en-suite

- Within easy access of amenities and schools
- Sociable kitchen diner
- Spacious entrance hall and landing area
- Corner plot
- Well presented throughout

Located in a sought after area of Spalding, this beautifully presented three bedroom detached family home offers everything you could want and more.

The property boasts a light and spacious layout, with a generous dining room that flows seamlessly into the modern kitchen. The current owners have thoughtfully reconfigured the kitchen to create a stylish, sociable space, perfect for family living and entertaining.

Upstairs, you'll find three generously sized bedrooms, with the main bedroom benefitting from its own en-suite for added convenience.

Outside is where this home truly shines. The landscaped garden features not one, but two raised decking areas, providing the ideal setting for summer gatherings, relaxing evenings, or simply enjoying the outdoors.

This is a home that has been loved and cared for, and it's ready to make its next owners very happy

### Entrance Hall 12'9" x 7'8" (3.90m x 2.36m)



UPVC door to front with glazed side panels. Laminate wood flooring. Radiator. Stairs to first floor landing. Understairs storage cupboard.

### Cloakroom



UPVC window to front. Laminate wood flooring. Partially tiled walls. Wash hand basin. Toilet. Radiator.

### Kitchen Diner 10'2" x 23'2" (3.10m x 7.07m)



Two UPVC window to rear. French doors to rear leading to the garden. Spot lighting. Matching range of base and eye level units with work surfaces over. Stainless steel sink unit with drainer and mixer tap. Integrated fridge/freezer. Kenwood Rangemaster gas cooker with stainless steel extractor hood over. Integrated Kenwood dishwasher. Tiled flooring. Radiators. Electric radiator. Pedestrian door to garage.

### Lounge 17'6" x 11'9" (5.34m x 3.59m)



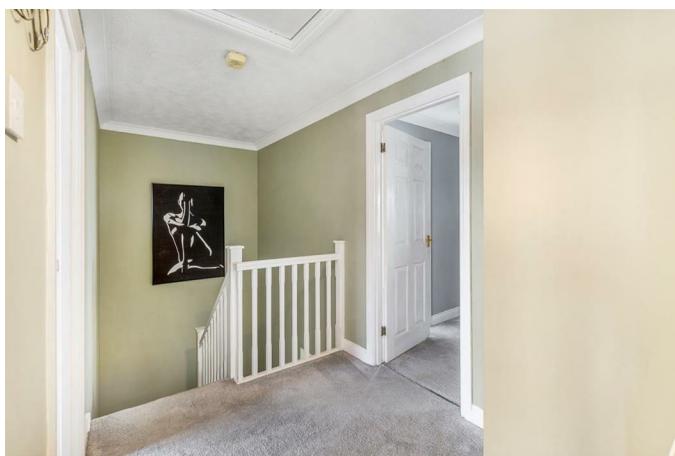
UPVC bay window to front. Radiator. Feature fireplace with wooden surround. Carpeted.

**Dining Room 10'2" x 10'5" (3.10m x 3.18m)**



UPVC French doors to rear. Radiator. Carpeted.

**First Floor Landing 5'10" x 17'2" (1.78m x 5.25m)**



Loft access. Radiator. Carpeted. Airing cupboard.

**Bedroom 1 12'7" x 11'10" (3.84m x 3.61m)**



UPVC window to front. Radiator. Carpeted. Fitted sliding mirrored door wardrobes with hanging rails and shelving. Dressing area leading to en-suite.

**En-suite 6'7" x 6'11" (2.02m x 2.12m)**



UPVC window to front. Radiator. Shower cubicle with shower attachment. Fully tiled walls. Wash hand basin. Toilet. Carpeted. Extractor fan.

**Bedroom 2 10'2" x 11'11" (3.12m x 3.65m)**



UPVC window to rear. Radiator. Wood effect laminate flooring.

**Bedroom 3 8'1" x 11'9" (2.48m x 3.59m)**

UPVC window to rear. Radiator. Wood effect laminate flooring.

**Bathroom 6'9" x 6'5" (2.08m x 1.98m)**

UPVC window to side. Radiator. Panelled bath with shower attachment over. Partially tiled walls. Wash hand basin. Toilet. Vinyl flooring. Extractor fan.

**Garage 16'3" x 9'2" (4.97m x 2.80m)**

Up and over vehicular door. Power and light connected. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer.

**Outside**

The front of the property has a pathway leading to the front door. Lawn area. Side access gate. The rear garden is enclosed by timber fencing. Lawn area. Raised beds. Two raised decking areas. Outside tap. Two timber sheds.

**Property Postcode**

For location purposes the postcode of this property is: PE11 1RW

**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: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features:

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.

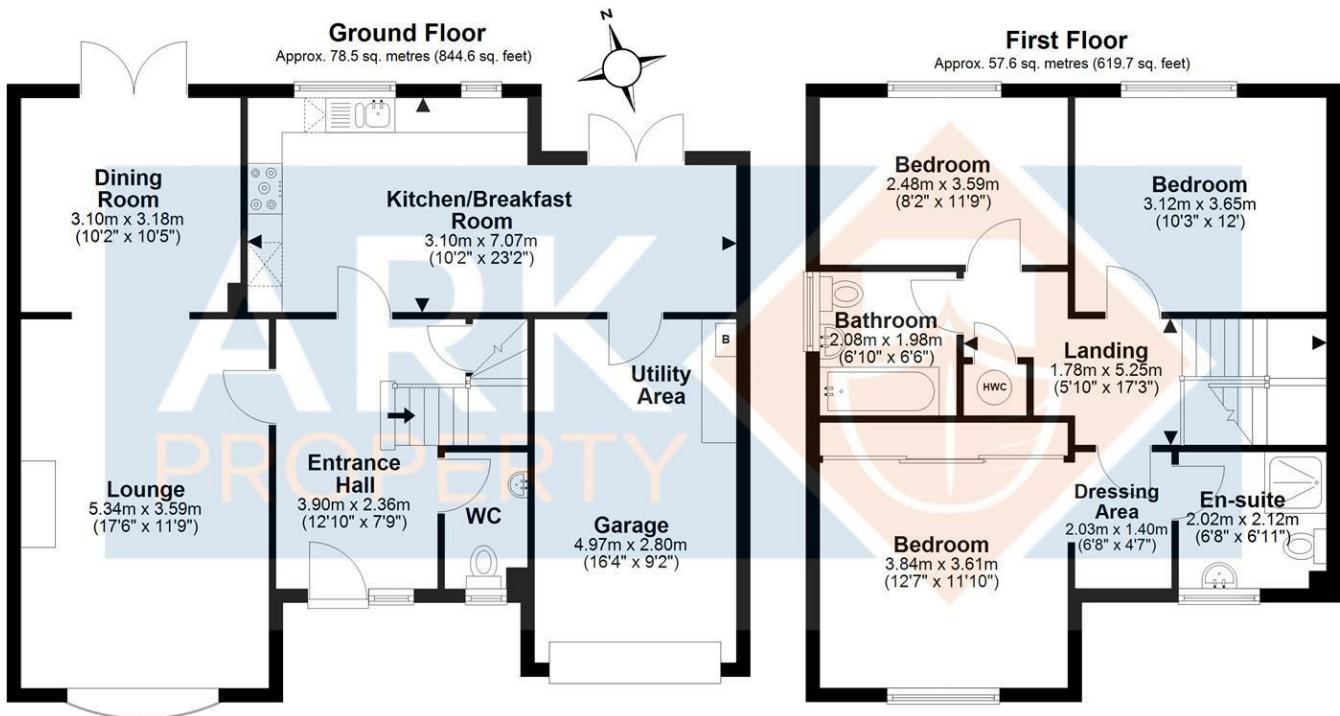
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan

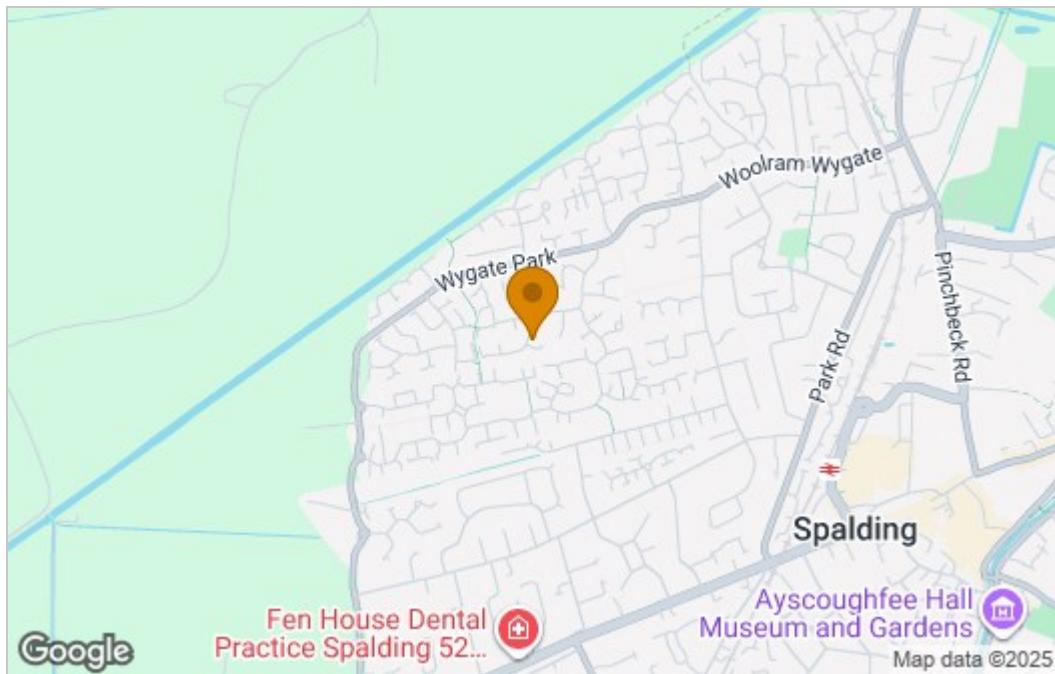


Total area: approx. 136.0 sq. metres (1464.3 sq. feet)

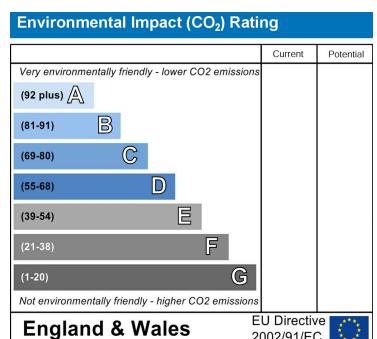
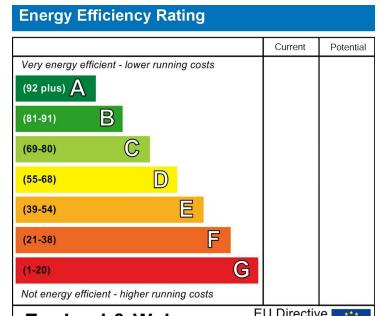
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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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