



4 Sparrow Drive, Spalding, PE12 8PW

£315,000

- Double garage with ample parking
- Open green views to front
- Nice size rear garden with extended patio
- Four good size bedrooms
- Upgrades throughout the property
- Electric garage doors
- Popular Ashwood homes development
- Must view to be appreciated

Set in a prime position with stunning open green views to the front, this beautiful Ashwood Homes property truly stands out. A private driveway provides ample off-street parking and leads to a spacious double garage.

Inside, the home offers a well-designed, flowing layout with generous, well-proportioned rooms throughout. There are four good-sized bedrooms, including a main bedroom with a convenient en-suite. To the rear, a sizeable garden provides an ideal space for relaxing or entertaining.

With numerous upgrades already in place, this impressive home must be viewed to be fully appreciated. Competitively priced and offered by motivated vendors — book your viewing today.

Entrance Hall 12'9" x 6'1" (3.91m x 1.87m)



UPVC door to front. Radiator. Stairs to first floor landing. Carpeted.

Lounge 22'6" x 11'3" (6.86m x 3.45m)



UPVC double glazed window to front. UPVC double glazed French doors to garden. Two radiators. Carpeted.

Kitchen/Diner 22'6" x 9'11" (6.86m x 3.03m)



UPVC double glazed window to front and rear. Fitted with a matching range of base and eye level units with worktop space over. Sink unit with drainer mixer tap. Tiled splash back. Integrated Bosch appliances fridge/freezer, dishwasher, two fitted electric fan assisted ovens. Built in four ring induction hob with extractor hood over. Two radiators. Kick board and under unit lighting. Wood effect flooring.

Utility Room 5'8" x 6'1" (1.75m x 1.86m)



UPVC double glazed door to garden. Fitted with a matching range of base and eye level units with worktop space over. Plumbing for washing machine. Wood effect flooring.

Cloakroom 2'11" x 5'4" (0.90m x 1.65m)



Fitted with two-piece suite comprising, wash hand basin and toilet. Extractor fan. Radiator. Wood effect flooring.

First Floor Landing



Loft access. Airing cupboard housing boiler.

Bedroom 1 13'3" x 11'5" (4.06m x 3.50m)



UPVC double glazed window to front. Radiator.

En-suite 4'3" x 6'1" (1.31m x 1.87m)



UPVC double-glazed window to front. A fitted three-piece suite with pedestal wash hand basin. Tiled shower enclosure with chrome thermostatic bar shower, rainfall head and hand held attachment and glass door. Toilet. Fully tiled walls. Extractor fan. Shaver point. Heated towel rail. Wood effect flooring.

Bedroom 2 13'3" x 10'2" (4.06m x 3.10m)



UPVC double glazed window to front. Storage cupboard. Radiator.

Bedroom 3 8'11" x 11'5" (2.72m x 3.50m)



UPVC double glazed window to rear. Radiator.

Bedroom 4 8'7" x 8'11" (2.63m x 2.72m)



UPVC double glazed window to rear. Radiator.

Bathroom 5'6" x 7'7" (1.70m x 2.33m)



UPVC double-glazed window to rear. Fitted three-piece suite comprising panelled bath with hand

shower attachment over and glass screen. Pedestal wash hand basin. Toilet. Partially tiled walls. Extractor fan. Shaver point. Heated towel rail. Wood effect flooring.

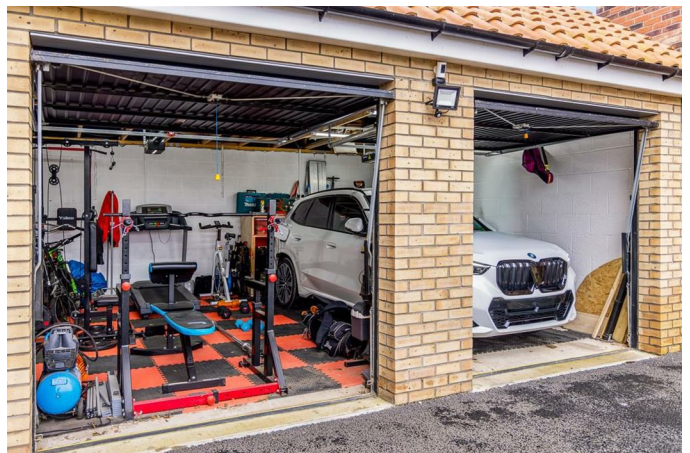
Outside



Front: Lawn area with pathway leading to the front door. Driveway to the side of the property providing off road parking leading to the garage. Side access gate leading to the rear garden.

Rear: Enclosed by timber fencing. Laid to lawn with gravel borders. Patio areas. Outside water tap. Outside power sockets.

Garage 18'2" x 18'2" (5.56m x 5.55m)



Twin up and over doors. Power and light connected. Pedestrian door to side. EV charging point.

Property Postcode

For location purposes the postcode of this property is: PE12 8PW

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

The client has had many upgrades throughout the property and any interested party can have the full list of upgrades

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: D

Annual charge: No

Property construction: Brick built

Electricity supply: British Gas

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 Double 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: B84

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.

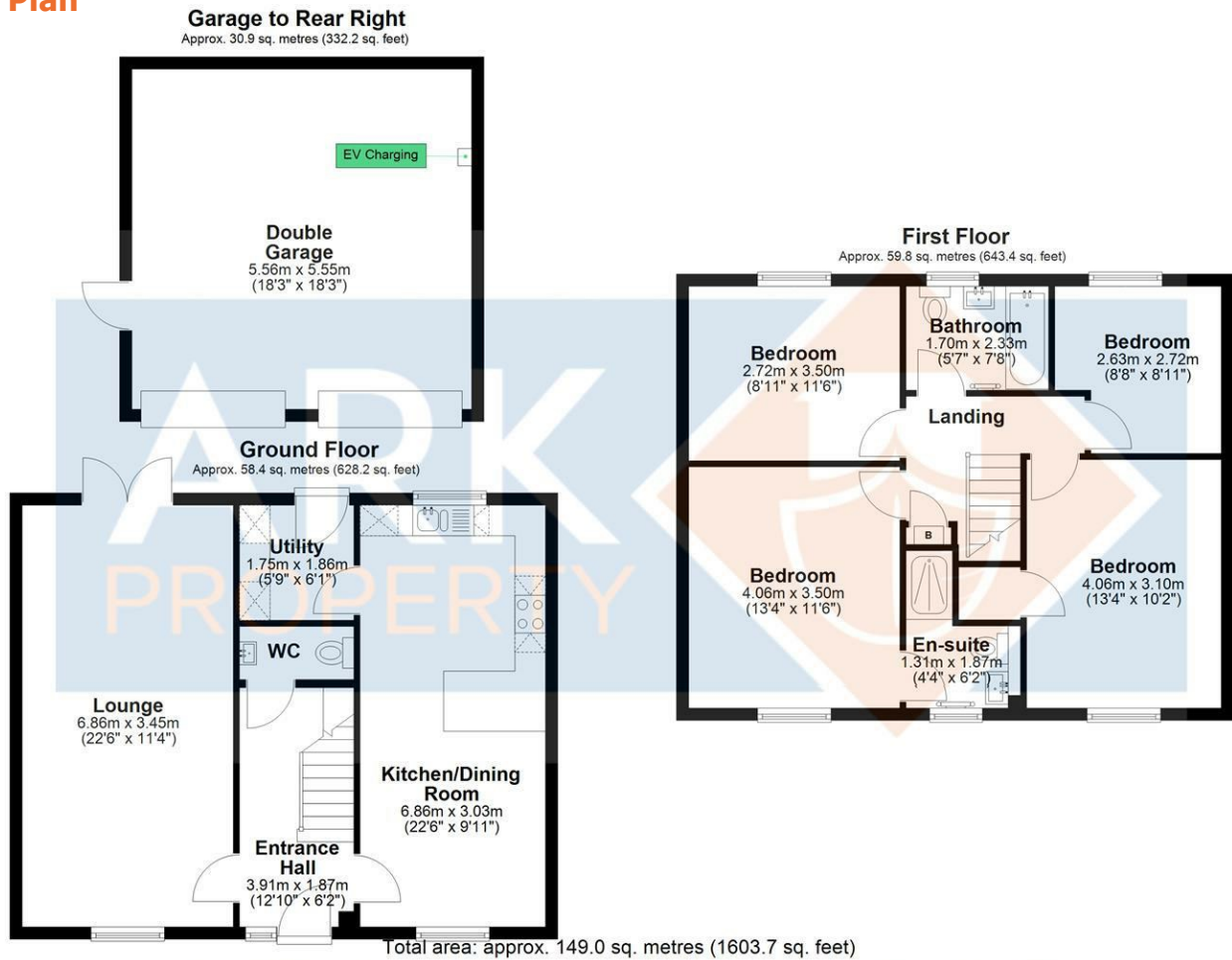
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because

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 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



All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Area Map



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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

