



**26 Meadway, Spalding, PE11 3LQ**

**£300,000**

- Beautifully presented throughout
- Desirable location
- Modern kitchen and bathroom
- Neutral decor
- Popular design and layout
- Easy access to local amenities and schools
- Ideal family home
- Must View !!!



### Stunning Family Home in a Sought-After Spalding Location

This beautifully presented family home is situated in one of Spalding's most desirable areas, offering convenient access to a wide range of local amenities and reputable schools. From the moment you step into the spacious entrance hall, you'll appreciate the tasteful décor and the welcoming atmosphere that flows throughout the property.

Designed with modern family living in mind, the layout is both practical and stylish, offering generously proportioned rooms that seamlessly connect to create a wonderful sense of space. The current owners have lovingly maintained and styled the home, making it move-in ready.

Don't miss the opportunity to make this charming property your next home — book your viewing today!

### Entrance Hall 14'8" x 6'11" (4.48m x 2.11m)



UPVC door to front with glazed side panels. Stairs to first floor. Radiator. Wood effect flooring.

### Lounge 17'8" (into bay) x 12'0" (5.41m (into bay) x 3.66m)



UPVC box bay window to front. Radiator. Carpeted. Archway through to dining room.



### Dining Room 12'0" x 9'8" (3.68m x 2.97m)



UPVC French doors opening to the conservatory. Radiator. Wood effect flooring.

**Conservatory 7'2" x 9'3" (2.19m x 2.83m)**

Of brick and UPVC construction with a UPVC double glazed door opening to the rear garden. Wood effect flooring.

**Kitchen 12'0" x 9'2" (3.68m x 2.80m)**

UPVC double glazed window to rear. Matching base and eye level units with work surfaces over. Sink and drainer with a mixer tap over. Electric oven and grill with a four burner electric hob and extractor hood over. Space and plumbing for dishwasher. Tiled splash backs. Radiator. Understairs storage cupboard.

**Pantry**

Shelving and space and point for a fridge.

**Utility Room 4'8" x 8'7" (1.44m x 2.64m)**

UPVC window to side. Work surface with space and plumbing for a washing machine. Space for tumble dryer. Space for freezer. Tiled floor. Partially tiled walls.



**Shower Room 4'9" x 4'10" (1.47m x 1.49m)**



UPVC window to rear. Fully tiled double shower cubicle with an electric mixer shower over. Toilet. Fully tiled walls. Tiled floor. Radiator.

**First Floor Landing 11'6" x 7'8" (3.51m x 2.34m)**



UPVC window to side. Loft access. Airing cupboard with shelving.

**Bedroom 1 13'0" x 11'4" (3.97m x 3.46m)**



UPVC window to front. Radiator. Built-in wardrobes. Wood effect flooring.



**Bedroom 2 10'4" x 11'4" (3.15m x 3.46m)**



UPVC window to the rear. Built-in wardrobes. Radiator. Carpeted.

**Bedroom 3 9'7" x 7'6" (2.93m x 2.31m)**

UPVC window to front. Radiator. Carpeted.

**Bathroom 5'5" x 7'6" (1.66m x 2.31m)**

UPVC window to rear. Panelled bath with mixer tap and electric mixer shower over. Toilet. Pedestal wash hand basin with a mixer tap over. Tiled walls. Wall mounted heated towel rail. Wood effect flooring.

**Outside**

The front of the property has a lawn area with off-road parking leading to the single garage. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing. Lawn area. Patio seating area. Outside light.

**Garage 16'7" x 8'9" (5.08m x 2.69m)**

Up and over vehicular door to front. Power and light connected. Solar panel controls. 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: Mains

Solar Panels: Yes, 16 panels owned by the property.

Other electricity sources:

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 Limited over Voice and Data. Three is None over Voice and Data. O2 is Limited over Voice and None over 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 - very 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: B88

### 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.

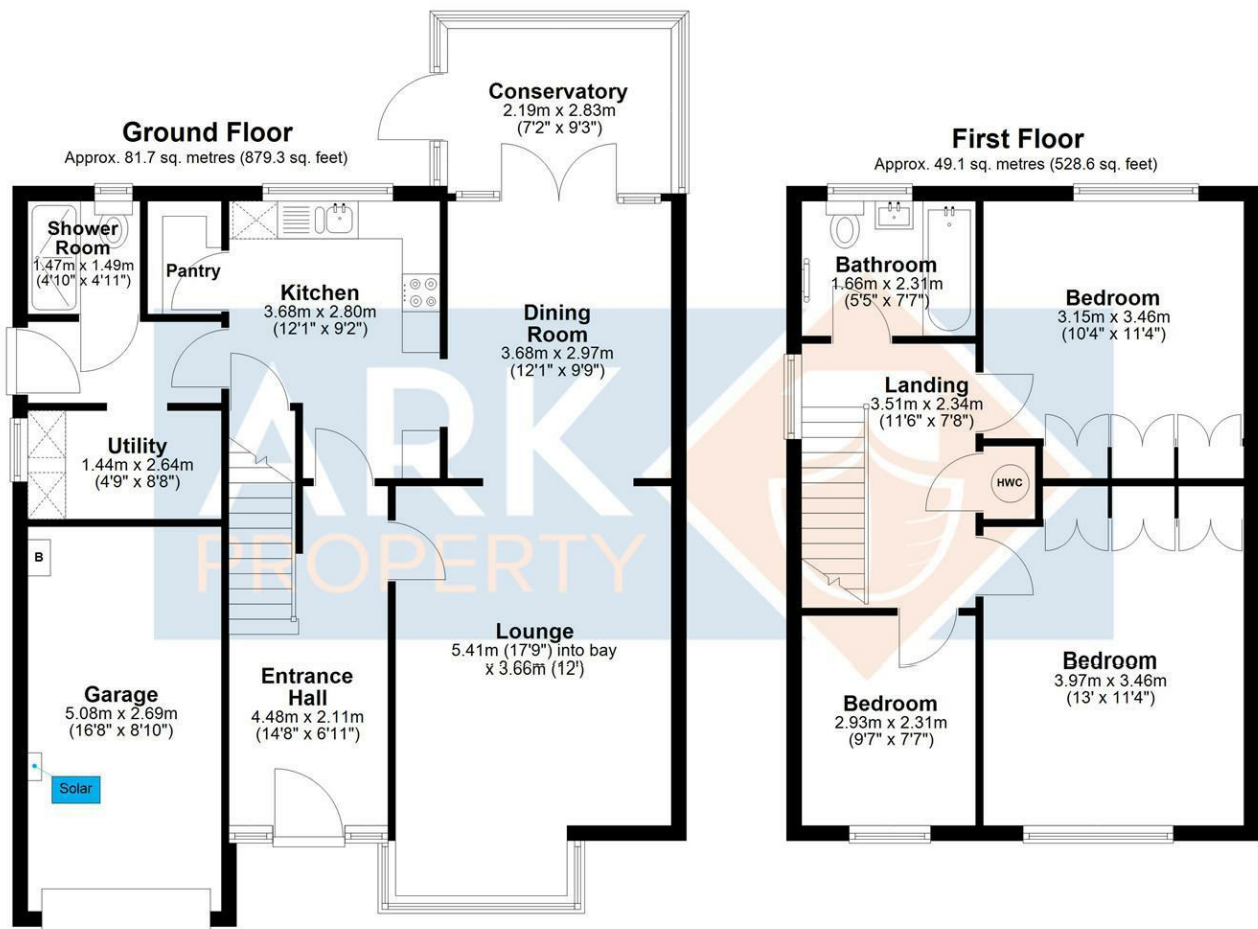
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### Disclaimer

These particulars, whilst believed to be accurate

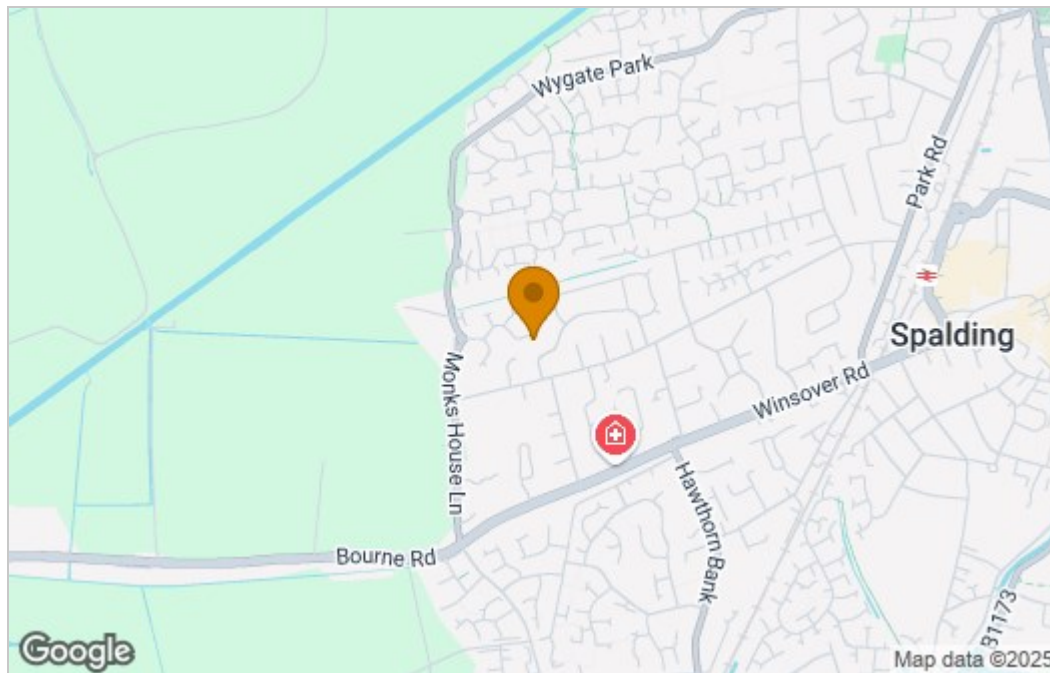
are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment 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. 130.8 sq. metres (1407.9 sq. feet)

## Area Map



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## Energy Efficiency Graph

