



## 14 Ladywood Road, Spalding, PE11 2DA

**£360,000**

- Extended four-bedroom family home in the desirable Ladywood Road area of Spalding
- Spacious lounge with wood burner creating a warm and inviting living space
- Refitted open-plan kitchen diner with utility room and ground floor WC

- Stylish garden room extension offering additional living and entertaining space
- Generous first-floor layout with four bedrooms and a large four-piece family bathroom
- Block-paved driveway for off-road parking and a well-maintained rear garden with summer house

## Extended Four Bedroom Family Home on Popular Ladywood Road, Spalding.

Located in the sought-after Ladywood Road area of Spalding, this beautifully extended four-bedroom home offers generous living space perfect for modern family life. The property features a spacious lounge with cosy wood burner, a stylish open-plan refitted kitchen diner, utility room, WC, and a stunning garden room extension overlooking the rear garden.

Upstairs, you'll find four bedrooms and a large four-piece family bathroom. Outside, the home benefits from a block-paved driveway providing off-road parking and a generous rear garden complete with a summer house – ideal for relaxing or entertaining.

A must-see property offering space, style, and a fantastic location.

### Entrance Hall 12'4" x 5'10" (3.76m x 1.80m)



PVC double glazed door to front with glazed side panels. Coving to ceiling. Stairs to first floor landing. Radiator. Laminate wood flooring. Doors to lounge and kitchen.



### Lounge 15'2" x 12'3" (4.64m x 3.74m)



PVC double glazed window to front. Coving to ceiling. Radiator. Inset cast iron stove on stone hearth with oak mantle.



**Kitchen 11'4" x 27'1" (3.46m x 8.26m)**



PVC double glazed window and French doors to rear. Coving to skimmed ceiling. Recessed spot lighting. Laminate wood flooring. Fitted with a matching range of base and eye level units with work top space and peninsula. Space for American style fridge/freezer. Composite sink and drainer with chrome mixer tap over. Integrated bin cupboard. Integrated drinks chiller. Integrated dishwasher. Two radiators. Free standing 6 ring Smeg cooker with stainless steel extractor hood over. Doors to garden room.

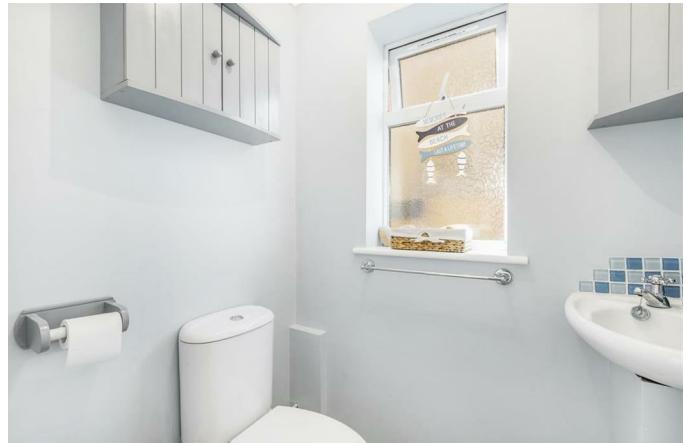


**Utility Room 10'7" x 8'3" (3.23m x 2.52m)**



PVC double glazed window to front. Coving to skimmed ceiling. Wall mounted electric consumer unit. Fitted base and eye level units with roll edge work surface and tiled splash back. Space and plumbing for washing machine and dishwasher. Laminate wood flooring. Radiator. Door to cloakroom.

**Cloakroom**



PVC double glazed window to side. Coving to skimmed ceiling. Fitted close coupled toilet with push button flush. Wash hand basin with chrome taps and tiled splash back. Laminate wood flooring.

**Garden Room 18'9" x 11'5" (5.73m x 3.49m)**



PVC double glazed window to rear. Windows and French doors to side. Two radiators. Laminate wood flooring. Coving to skimmed ceiling.



**First Floor Landing 8'11" x 7'4" (2.72m x 2.26m)**



Coving to ceiling with loft access. Doors to bedrooms and bathroom.

**Bedroom 1 14'0" x 10'11" (4.29m x 3.33m)**



PVC double glazed window to front. Coving to ceiling. Radiator. Fitted with a range of matching furniture including wardrobes and drawers, dressing table and shelves.



**Bedroom 2 12'5" x 10'11" (3.81m x 3.33m)**



PVC double glazed window to rear. Coving to ceiling. Radiator. Airing cupboard with wall mounted mains gas central heating boiler and hot water cylinder.

**Bedroom 3 17'3" x 8'0" (5.27m x 2.45m )**



PVC double glazed window to front and side. Coving to skinned ceiling. Recessed spot lighting. Radiator.

**Bedroom 4 7'9" x 7'5" (2.37m x 2.27m)**



PVC double glazed window to front. Coving to ceiling. Radiator.

**Bathroom 6'10" x 15'10" (2.09m x 4.84m)**



PVC double glazed windows to rear. Coving to skinned ceiling. Recessed spot lights. Vinyl tile flooring. Fitted double ended bath with chrome mixer tap over. Glazed shower cubicle with glass sliding doors with electric shower, rainfall head and hand held attachment. Concealed cistern toilet with push button flush. Twin wash hand basins set in vanity unit with built in storage. Tiled splash backs. Two chrome wall mounted heated towel rails. Extractor fan.



## Outside



To the front of the property there is a block paved driveway giving off road parking for 2-3 vehicles. Lawn area with planted borders. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing. Generous in size and landscaped to include a patio seating area and lawn areas. There is outside cold water tap. Lighting. A range of outbuildings including a timber log store, greenhouse and a summer house.



### Summer House 9'7" x 15'7" (2.94m x 4.75m)

Timber construction with windows and door to

front. Power and light connected. Could be used as a garden room, office or workshop.

### Property Postcode

For location purposes the postcode of this property is: PE11 2DA

### 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

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: C73

## 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

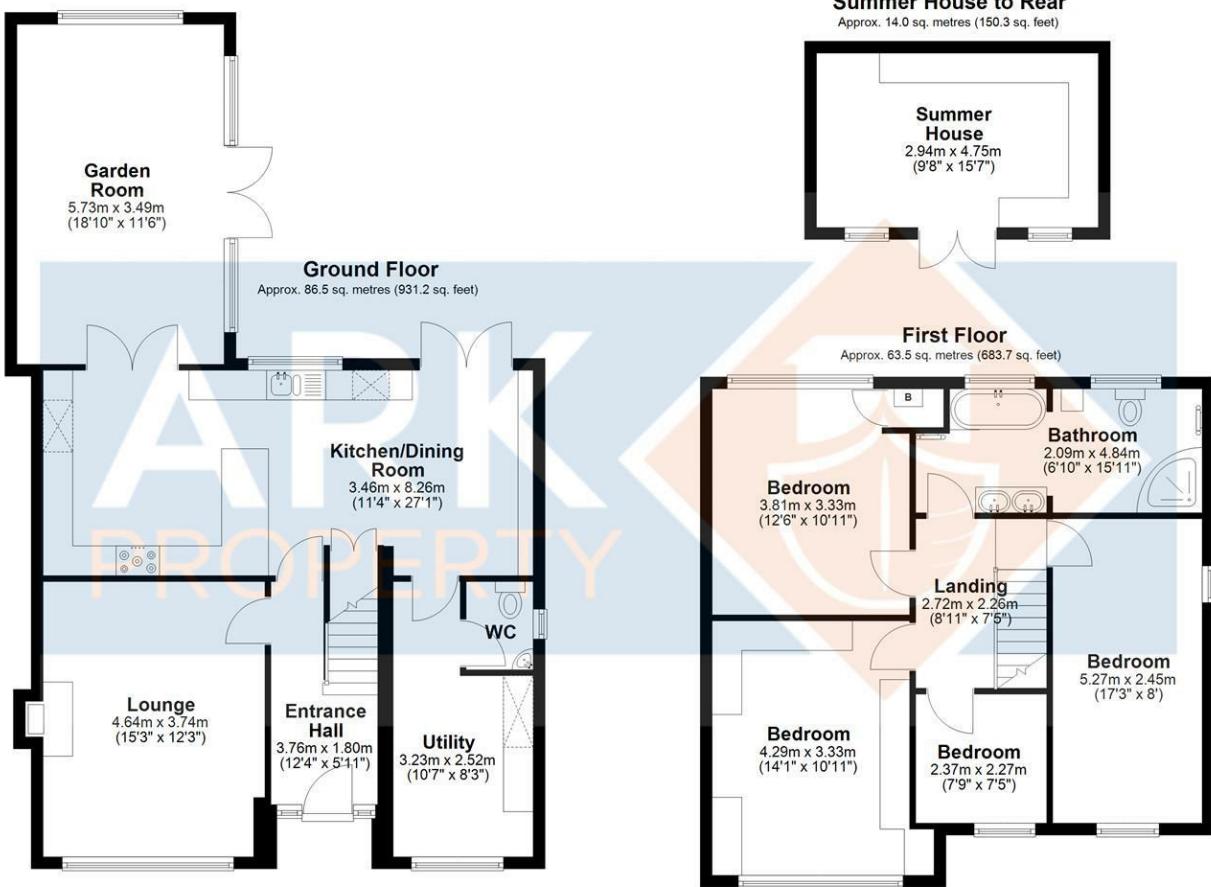
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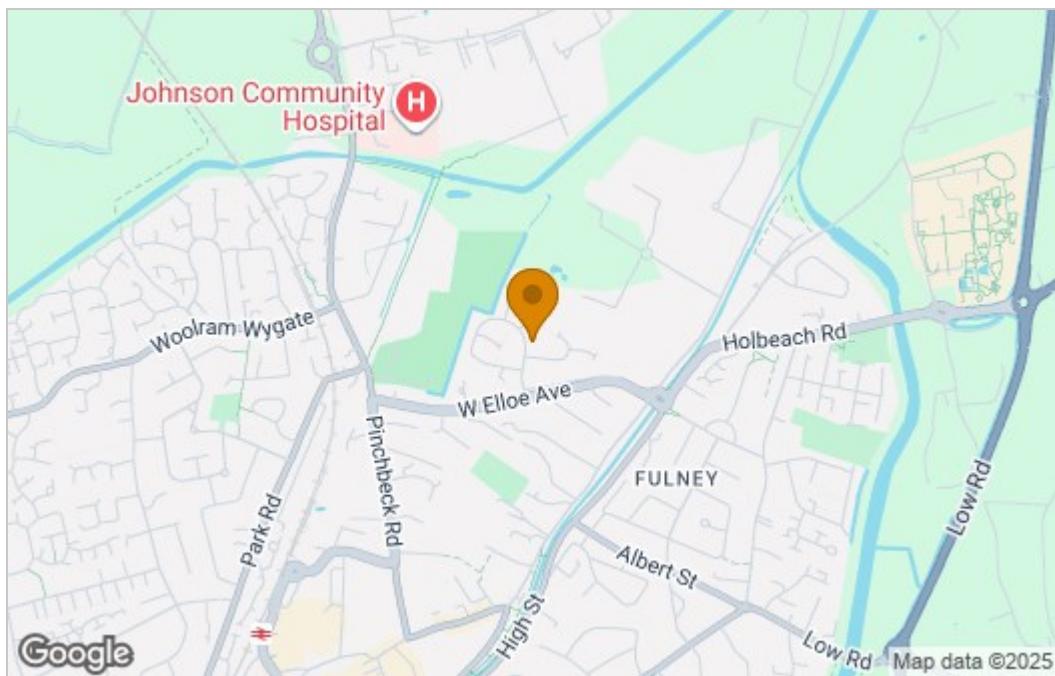


## Floor Plan

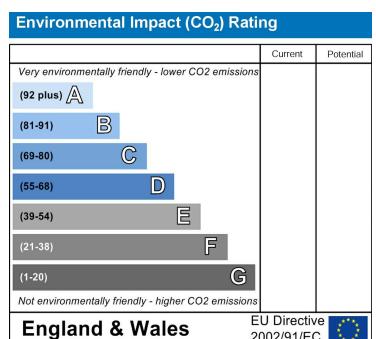
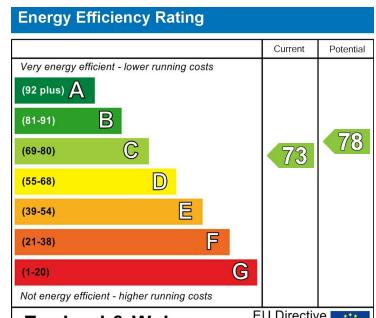


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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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