



## 2 Marshall Drive, Spalding, PE12 6AH

**£255,000**

STUNNING BRAND NEW THREE BEDROOM DETACHED HOUSE - THIS PLOT HAS BEEN UPGRADED BY THE DEVELOPER

Introducing a stunning new build property located in the sought after village of Cowbit, Lincolnshire. This beautiful home has been upgraded and boasts a lounge, kitchen diner, utility, cloakroom, three spacious bedrooms with en-suite to master and is perfect for families or professionals seeking plenty of room to live, work and play.

The property is situated in a quiet and peaceful location making it the perfect place to relax and unwind with easy commute to Spalding or Peterborough.

The modern and stylish interior benefits from the open-plan kitchen dining area with bi-fold doors opening on to the enclosed garden which is perfect for entertaining guests. The fully-equipped kitchen features integrated appliances, sleek countertops and a selection of cupboards whilst the utility room offers ample storage space for all your cooking essentials. Upstairs the master bedroom features an en-suite bathroom, while the other two bedrooms share a modern family bathroom.

### Entrance Hallway



Entrance hallway with stairs up to first floor. Fibre point. Oak LVT flooring.

### Lounge 16'4" x 13'10" (5.00 x 4.23)



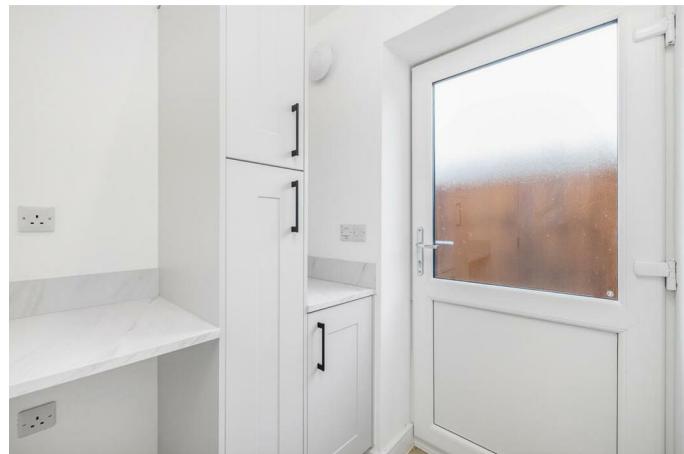
Upvc window to front and side aspect. Television point. Power points.

### Kitchen Diner 21'1" x 15'8" (6.44 x 4.79)

Open plan kitchen diner with bi fold doors to garden

aspect. Fully fitted kitchen with a selection of units and integrated appliances including, fridge freezer, dishwasher, oven, hob and extractor over. Spot lighting.

### Utility Room 5'6" x 4'11" (1.70 x 1.50)



Utility room with Upvc window to side aspect. Door to side aspect. LVT flooring. Extractor fan. Spot lighting. Base and larder unit with space for washing machine and tumble dryer.

### Cloakroom



With toilet and hand basin. LVT

## First Floor Landing



Upvc window to side elevation. Spot lighting. Airing cupboard housing hot water tank. Radiator.

## Bedroom One 14'6" x reducing 10'4" x 10'7" (4.43 x reducing 3.17 x 3.24)



Upvc window to front aspect. Television point. Carpeted. Radiator.

## En-suite 7'3" x 6'7" (2.230 x 2.01)

Shower cubicle with toilet and hand basin. Obscured window to front elevation. Heated towel rail. Part tiled walls. Tiled flooring.

## Bedroom Two 11'5" x 9'4" reducing 6'5" (3.49 x 2.86 reducing 1.96)



Upvc window to rear elevation. Carpeted. Radiator.

## Bedroom Three 11'5" x 8'2" (3.49 x 2.51)



Upvc window to rear elevation. Carpeted. Radiator.

## Bathroom 7'5" x 7'2" (2.28 x 2.19)



Obscured glazed upvc window to side elevation. Comprising Bath, hand basin and toilet. Radiator.

**External**

Enclosed rear garden with two parking spaces

**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.

**Property Postcode**

For location purposes the postcode of this property is: PE12 6AH

**Additional Information**

TENURE: Freehold with vacant possession on completion.

EPC RATING: TBC

COUNCIL TAX BAND: New Build exempt - rate not confirmed yet

DRIVEWAY: There is a shared drive which gives access to all 5 properties. All maintenance costs are split between the 5 home owners.

**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.

**DISCLOSURE**

Please note: The Developer is associated with Ark Property Centre

**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.

**Verified Material Information**

Tenure: Freehold

Council tax band: TBC

Property construction: Brick built

Electricity supply: Mains

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

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 Limited over Voice and Data. O2 is Variable over Voice and Data. Vodafone is Variable 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: There is a shared drive which gives access to all 5 properties. All maintenance costs are split between the 5 home owners.

Public right of way: Shared driveway.

Flood risk: Surface water - low. Rivers and the sea - low. 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.

Coalfield or mining area: No

Energy Performance rating: TBC

## Floor Plan



Ground Floor Plan 1:100

2m  
0 2 4 6  
1:100

First Floor Plan 1:100

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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