



## 20 Matmore Close, Spalding, PE11 2QS

**£245,000**

Cul-de-sac location, river walks and flexible accommodation over two floors!

This property internally comprises entrance hall, lounge, dining room, kitchen with utility and garage conversion with ground floor shower room. To the first floor are three bedrooms and bathroom. Outside there is off road parking for multiple vehicles and an enclosed rear garden with timber and concrete outbuildings. Want to know more? Contact Ark for more information.

## Entrance Porch

PVCu double glazed door to front. Door to:

## Entrance Hall



Glazed wooden entrance door with glazed sidelight, coving to ceiling, stairs to first floor with under stairs storage cupboard.

## Lounge 12'3" x 12'4" (3.74m x 3.76m)



PVCu double glazed window to front, coving to ceiling, radiator.



## Dining Room 9'4" x 11'9" (2.86m x 3.59m)



PVCu double glazed window to rear, radiator. Door to:



**Kitchen 9'5" x 11'1" (2.88m x 3.40m)**



PVCu double glazed window to rear, textured ceiling with recessed ceiling spotlights, radiator, vinyl flooring. Fitted with a matching range of base and eye level units, roll edge work surfaces, four ring electric hob, eye level oven and grill, stainless steel sink with chrome mixer tap over, space for fridge.



**Utility Room 16'3" x 7'10" (4.97m x 2.40)**



Fitted base and eye level units, roll edge work

surfaces, stainless steel sink and drainer with chrome mixer tap over, PVCu double glazed windows and door to side, space and plumbing for washing machine.



**Ground Floor Bedroom/Reception Room 12'1" x 8'1" (3.70m x 2.47m)**



PVCu double glazed window to front, radiator, door to:

**Shower Room**

Fitted with a two piece suite comprising a shower enclosure and low-level WC, uPVC double glazed window to side.

**Landing**

PVCu double glazed window to side loft access, built-in airing cupboard, doors to bedrooms one, two, three and family bathroom.

**Bedroom One 12'0" x 11'4" (3.66m x 3.46m)**

PVCu double glazed window to front, laminate flooring, radiator.

**Bedroom Two 12'3" x 11'7" (3.75m x 3.54m)**

PVCu double glazed window to rear, carpet flooring, radiator.

**Bedroom Three 8'11" x 7'6" (2.74m x 2.29m)**

PVCu double glazed window to front, carpet flooring, radiator.

**Bathroom**

Fitted with a three piece suite comprising panel bath with chrome taps over and electric shower with glass screen, pedestal wash hand basin with chrome taps over and low-level WC, tiled walls, radiator, PVCu double glazed window to rear.

**Outside**

The property can be accessed off Matmore Close and benefits from driveway to the front providing off road parking for multiple vehicles. There is a front garden laid to lawn with a range of mature shrubs and side gated access leading to the rear garden which is also laid to lawn and enclosed by timber fencing. There is a generous patio area ideal for seating and entertaining. Garden buildings comprise a timber shed and concrete prefabricated room with power and light connected currently used as a gym but suitable for a variety of uses subject to relevant permissions.



## Outbuilding



## Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: C

PLEASE NOTE:

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## 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.

## 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.

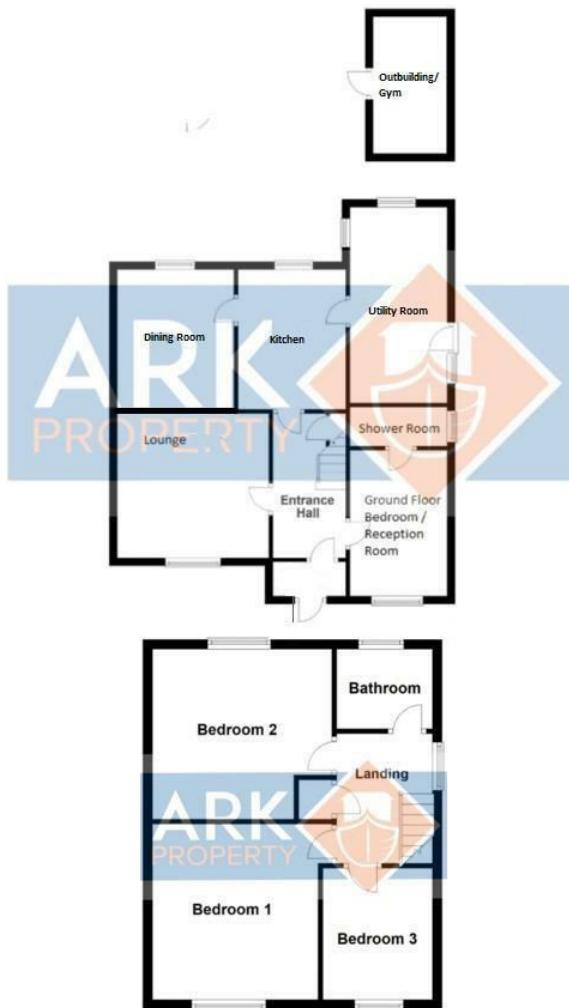
## Property Postcode

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

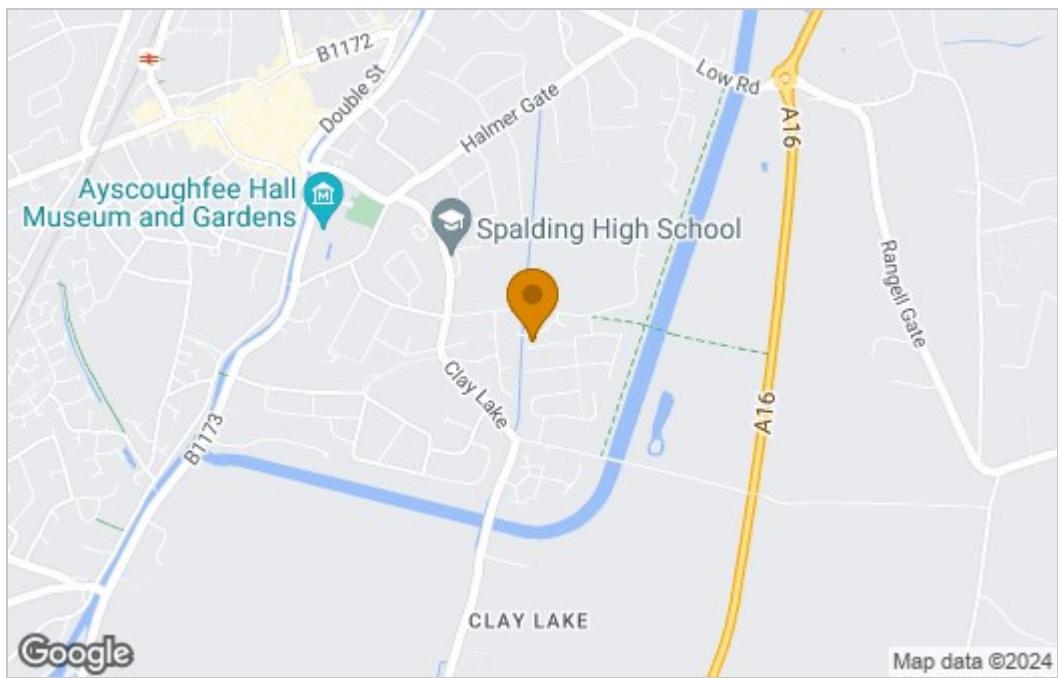
## Viewing Arrangements

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.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		58
(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			
England & Wales		EU Directive 2002/91/EC	

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