



## 6 Kensington Close, Spalding, PE11 4UN

**£205,000**

- Spacious three bedroom home
- Ashwood Homes build
- Overlooking green to front
- Popular estate
- En-Suite
- Garage
- Well presented throughout
- Within easy access to amenities

"Located in the sought after Ashwood estate of Donington, this spacious three bedroom semi-detached home is an excellent opportunity for first time buyers. Larger than the typical semi, the property boasts a bright dining area and the added benefit of a garage. With open greenery to the front, it offers a blend of comfort and style, making it an ideal choice for those looking to step onto the property ladder. Don't miss the chance, book your viewing today!"

**Entrance hall 13'11" x 4'5" (4.25m x 1.35m)**

UPVC doorset to front. Radiator. Stairs to first floor.

**Lounge 13'11" x 12'5" (4.25m x 3.79m)**



UPVC bay window to the front elevation. UPVC window to the side elevation. Radiator. TV point. Carpeted.

**Cloakroom**



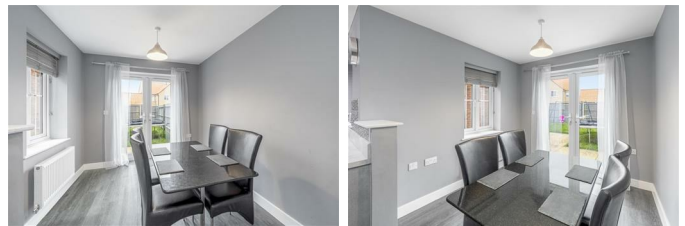
Having low level WC. Pedestal wash basin. Tiled splash back. Radiator. Wood effect flooring. Extractor fan.

**Kitchen 12'5" x 9'0" (3.79m x 2.76m)**



UPVC window to rear elevation. Matching base and wall units. Stainless steel sink and drainer with mixer tap over. Bosch electric oven and hob, Extractor fan. Built in fridge freezer. Space for washing machine. Radiator. Wood effect flooring.

**Dining Area 11'2" x 8'5" (3.41m x 2.59m)**



UPVC window to the side elevation. French doors to the rear elevation. Radiator. Wood effect flooring.

**Landing 9'2" x 6'7" (2.81m x 2.01m)**

UPVC window. Radiator. Carpeted. Airing cupboard. Loft access.

**Bedroom 1 10'9" x 9'3" (3.29m x 2.82m)**



UPVC window to the front elevation. Radiator. Built in wardrobe. Carpeted.



**En-suite 5'6" x 6'7" (1.68m x 2.01m)**



Frosted UPVC window to the front elevation. Tiled shower cubicle. Low level WC. Pedestal wash basin with tiled splash back. Extractor fan. Heated towel rail. Wood effect flooring.

**Bedroom 2 15'5" x 8'6" (4.70m x 2.60m)**



UPVC window to the rear elevation. Radiator. Carpeted.

**Bedroom 3 6'9" x 9'0" (2.06m x 2.76m)**



UPVC window to the rear elevation. Radiator. Carpeted.

**Bathroom 5'10" x 8'11" (1.78m x 2.74m)**



UPVC window to side elevation. Bath with shower unit over. Low level WC. Pedestal wash basin with tiled splash back. Fully tiled enclosed shower cubicle. Heated towel rail. Shaver point.

**Garage 18'2" x 9'0" (5.55m x 2.75m)**

Located to the side of the property. Up and over vehicular doorset to front. Power and light connected.

**Exterior**



Front - The front entrance door is approached via a path from the pavement; Tarmac driveway to the side of the property leading to the garage which has an up and over door; power and lighting.

Rear - To the rear of the property there is a patio

area. There is also a lawn area and the rear is fully enclosed by timber fencing.

### 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: A

Annual charge: None.

Property construction: Brick Built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: None

Water supply: Mains

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 Likely over Voice and Data. O2 is Likely 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 Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Planning permission: No

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

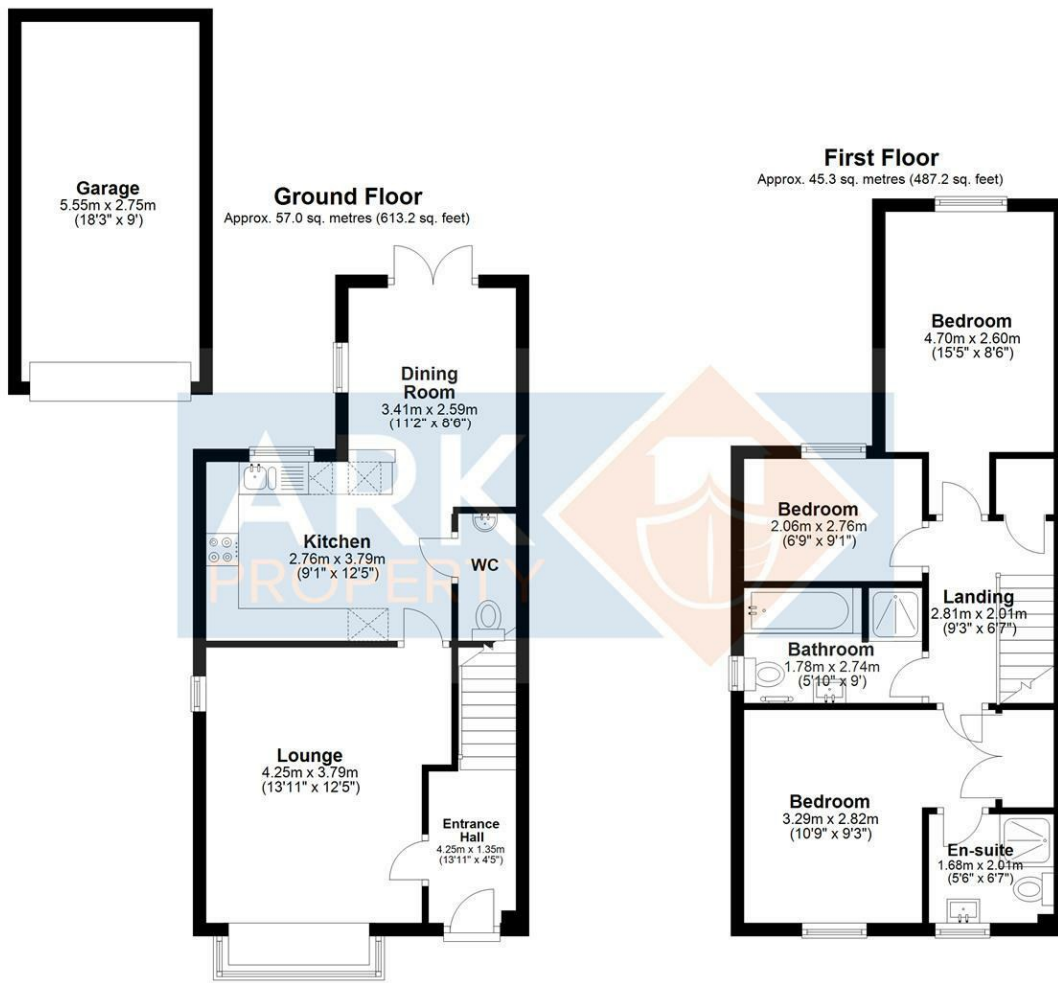
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

### Disclaimer

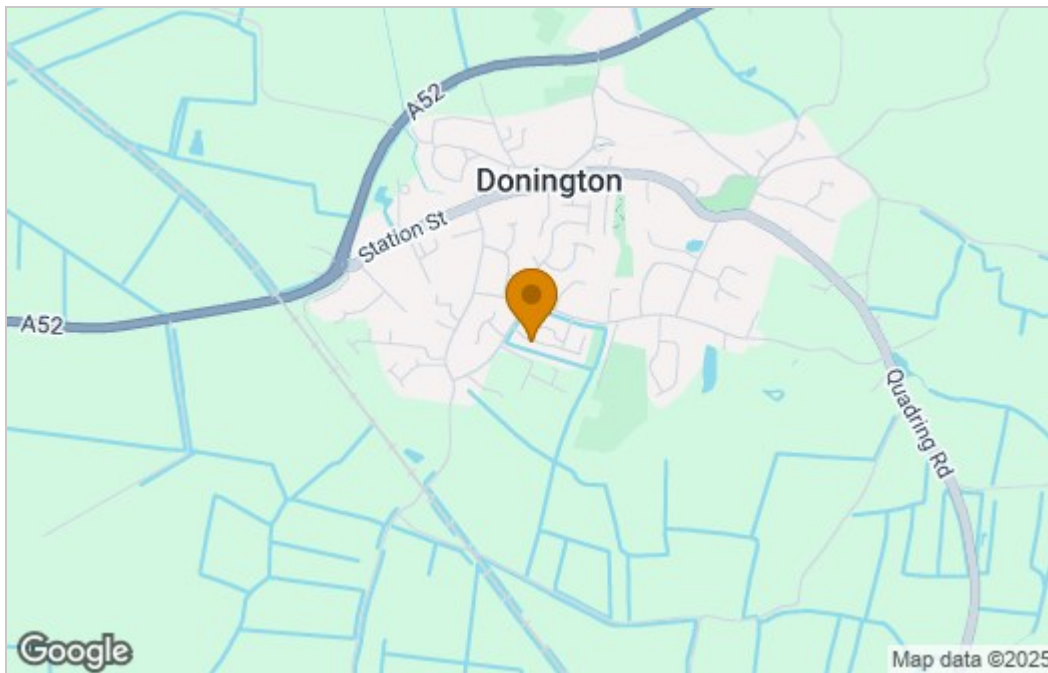
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.

## Floor Plan



Total area: approx. 102.2 sq. metres (1100.4 sq. feet)

## Area Map



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## Energy Efficiency Graph

