

32 Ambleside Drive, Spalding, PE11 1JU

£185,000

Ark Property Centre are delighted to offer for sale this delightful three bedroom home situated on a quiet cul-de-sac in Spalding. Benefiting from a recent kitchen and bathroom renovation this property is move in ready. Comprising entrance hall, lounge, dining room, kitchen to the ground floor with three bedrooms and shower room to the first floor. Externally there are front and rear gardens and single garage with access to the rear of the property.

Hallway 5'2" x 6'5" (1.59m x 1.96m)



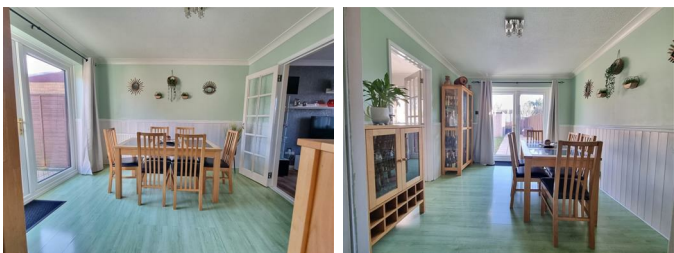
PVCu double glazed entrance door to front and PVCu double glazed window to side, laminate flooring, stairs to first floor landing, door to lounge.

Lounge 13'6" x 11'2" (4.13m x 3.42m)



PVCu double glazed window to front, coving to ceiling, radiator, laminate flooring. Built in under stairs storage cupboard.

Dining Room 9'4" x 10'5" (2.87m x 3.18m)



PVCu double glazed French doors opening to garden, coving to ceiling, laminate flooring. Door to kitchen.

Kitchen 7'0" x 10'8" (2.14m x 3.26m)



PVCu double glazed window to rear, coving to ceiling, tiled floor. Refitted with a matching range of base and eye level units. Worktop space with metro tile splashback, four ring electric hob with stainless steel extractor hood over, stainless steel sink and drainer with chrome mixer tap over, integrated eye level oven and grill, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine.



Landing 7'10" x 5'11" (2.40m x 1.82m)



With doors to bedrooms and shower room.

Bedroom One 10'8" x 9'6" (3.27m x 2.90m)



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

Bedroom Two 10'11" x 8'7" (3.33m x 2.64m)



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

Bedroom Three 7'3" x 6'9" (2.23m x 2.07m)



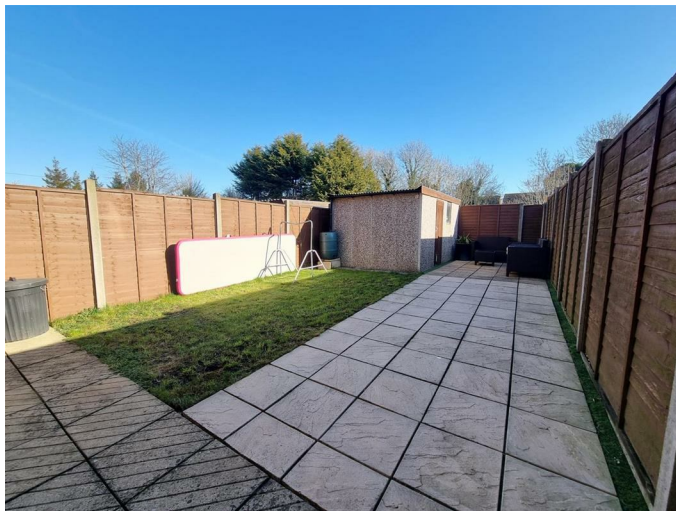
Velux window to rear, coving to ceiling, radiator.

Shower Room 7'10" x 4'6" (2.41m x 1.39m)



Velux window to front, tiled walls and floor. Refitted with a three piece suite comprising D shape shower cubicle with sliding glass doors and mains thermostatic bar shower over, ceramic wash hand basin with chrome mixer tap over set in vanity unit with storage under, concealed cistern toilet set in vanity unit with push button flush. Wall mounted heated towel rail, eye level storage cupboard

Outside



The property can be accessed off Ambleside Drive. There is a low maintenance front garden leading to the canopy and front door. The rear garden is mainly laid to lawn and enclosed by timber fencing with a generous patio seating area, ideal for entertaining. There is a pedestrian door opening to the detached single garage at the end of the garden. Side access leads to the rear of the terrace allowing for vehicular access and off road parking.



Single Garage



With up and over door, power and light connected.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: To follow.

COUNCIL TAX BAND: A

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

PLEASE NOTE:

The vendors are moving to a new build with completion estimated to be July to September 2023.

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.

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 1JU

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.

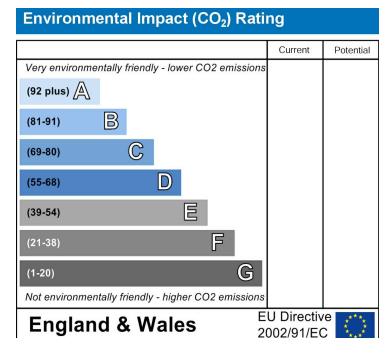
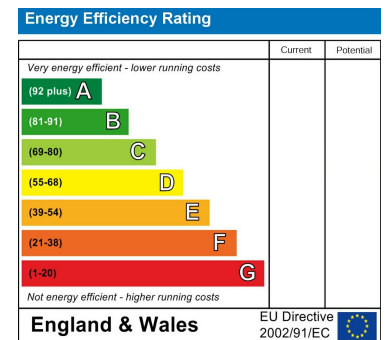
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

