



10 Henson Close, Spalding, PE11 2FW

£360,000

- Four Bedroom Detached Family Home
- Private Driveway Leading to a Double Garage
- Feature Fireplace
- Enclosed Rear Garden
- Popular Residential Location

- Within easy access of the town centre
- Recently updated in areas
- Modern bathroom suites
- Well proportioned rooms
- No Forward Chain

Located on the popular Jelson estate, this lovely and well presented four bedroom detached home has undergone recent updating and is beautifully positioned overlooking a green. The property benefits from a detached double garage and offers a pleasant open outlook.

Internally, the house flows well and provides generous living accommodation, including three reception rooms and a sociable conservatory, ideal for family living and entertaining.

The property is offered for sale with no onward chain.

Entrance Porch 4'9" x 4'9" (1.46m x 1.47m)

UPVC door to front. Tiled flooring.

Entrance Hallway 12'2" x 9'0" (3.73m x 2.76m)



Oak flooring. Radiator. Stairs to first floor landing. Under stairs storage cupboard.

Study 6'5" x 8'1" (1.97m x 2.48m)



UPVC window to front. Radiator. Carpeted.

Lounge 17'10" x 11'4" (5.44m x 3.46m)



UPVC bay window to front. Spot lighting. Carpeted. Two radiators. Real frame feature media wall. Double doors opening through to dining room.

Dining Room 8'8" x 11'4" (2.66m x 3.47m)



Sliding doors to conservatory. Carpeted. Radiator.

Conservatory 14'4" x 11'4" (4.37m x 3.47m)



UPVC and brick construction. French doors opening to garden. Ceiling fan. Carpeted.

Kitchen/Breakfast Room 8'9" x 17'6" (2.67m x 5.35m)



UPVC window to rear. French doors to rear. Matching range of base and eye level units with work surface over. Stainless steel sink drainer with mixer tap. Integrated four ring gas hob with extractor hood over. Tiled splash back. Built in oven and grill. Radiator. Tiled flooring. Space and plumbing for dishwasher. Space for fridge/freezer.

Utility Room 5'5" x 8'1" (1.67m x 2.47m)



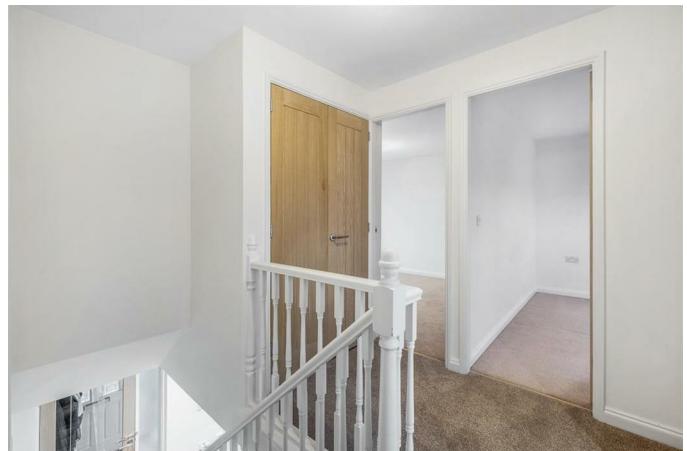
Door to side. Matching base and eye level units. Stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Boiler. Radiator. Tiled flooring.

Cloakroom



Toilet. Wash hand basin. Radiator. Wood effect flooring.

First Floor Landing



Airing cupboard housing hot water cylinder and shelving. Carpeted.

Bedroom 1 17'10" x 11'5" (5.46m x 3.49m)



UPVC bay window to front. Spot lighting. Radiator. Carpeted. Two double wardrobes. Loft access with loft ladder.

En-suite 5'5" x 7'4" (1.67m x 2.26m)



UPVC window to front. Wash hand basin set in vanity unit. Toilet. Walk in double shower with rainfall head and separate shower attachment. Herringbone vinyl flooring. Extractor fan. Fully tiled walls. Wall mounted heated towel rail.

Bedroom 2 11'2" x 9'8" (3.41m x 2.95m)



UPVC window to front. Radiator. Carpeted.

Bedroom 3 10'1" x 9'11" (3.08m x 3.03m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 4 8'10" x 11'5" (2.70m x 3.49m)



UPVC window to rear. Radiator. Carpeted.

Bathroom 5'9" x 7'4" (1.77m x 2.24m)



UPVC window to rear. Spot lighting. Toilet. Wash hand basin set in vanity unit. Panelled bath with

rainwater head shower and separate shower attachment. Glass shower screen. Wall mounted heated towel rail. Tiled walls. Extractor fan.

Front Garden



The front of the property has a driveway providing off road parking and access to the double garage. Gated access to the rear garden.

Rear Garden



The rear garden is enclosed by timber fencing. Lawn area. Patio area ideal for seating and entertaining and established shrubbery and borders.

Double Garage 18'0" x 16'0" (5.50m x 4.89m)

Up and over vehicular door to front. Power and lighting. Pedestrian door to garden.

Property Postcode

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

Additional Information

Freehold with vacant possession on completion.

PLEASE NOTE: All photos are property of Ark Property Centre and can't not be used without their explicit permission.

Verified Material Information

Tenure: Freehold
 Council tax band: D
 Annual charge: No
 Property construction: Brick built
 Electricity supply: British Gas
 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 and Double Garage

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: D63

Viewing

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.

Offers 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 with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations. The business will perform a

Money Laundering Check as part of its Money Laundering Policy and this will be performed via Veriphy.

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 your funds from your solicitor.

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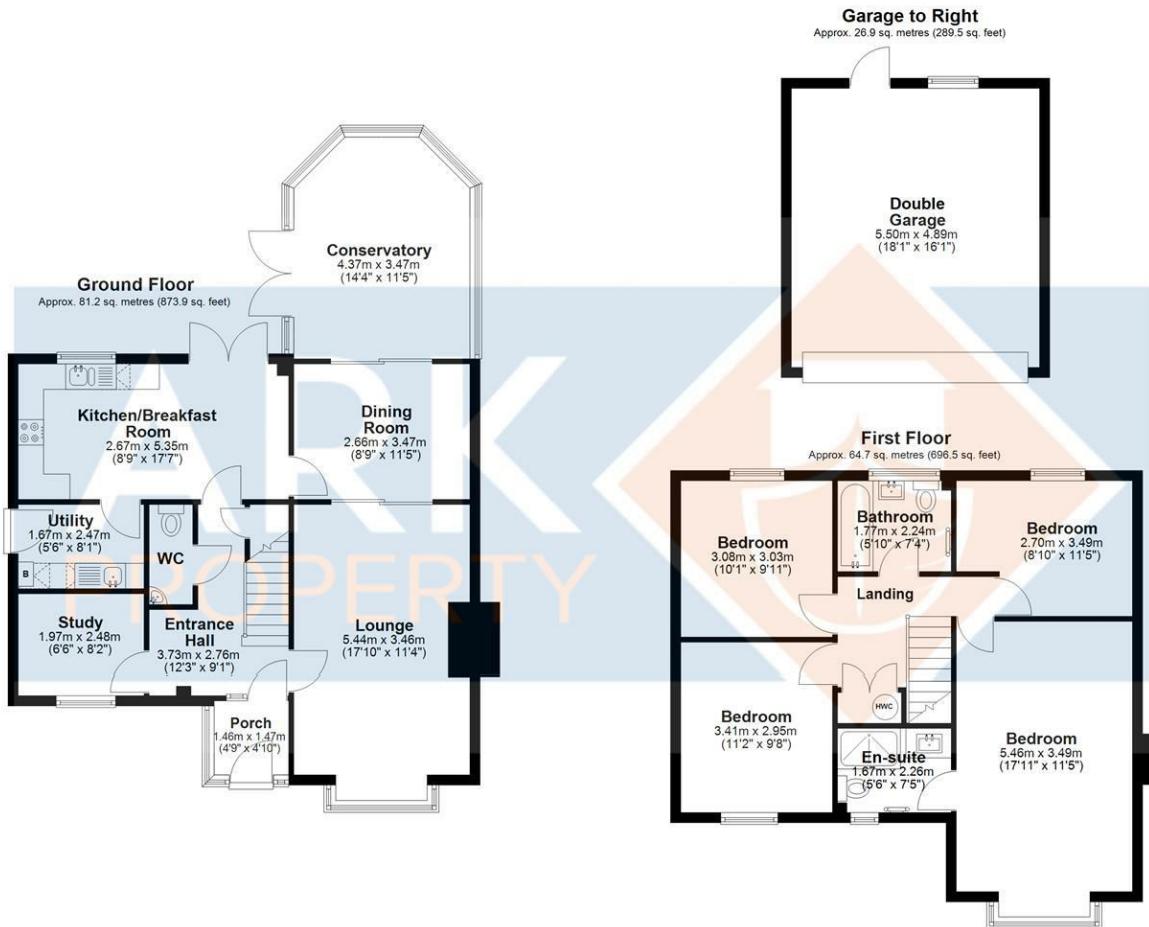
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

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Floor Plan

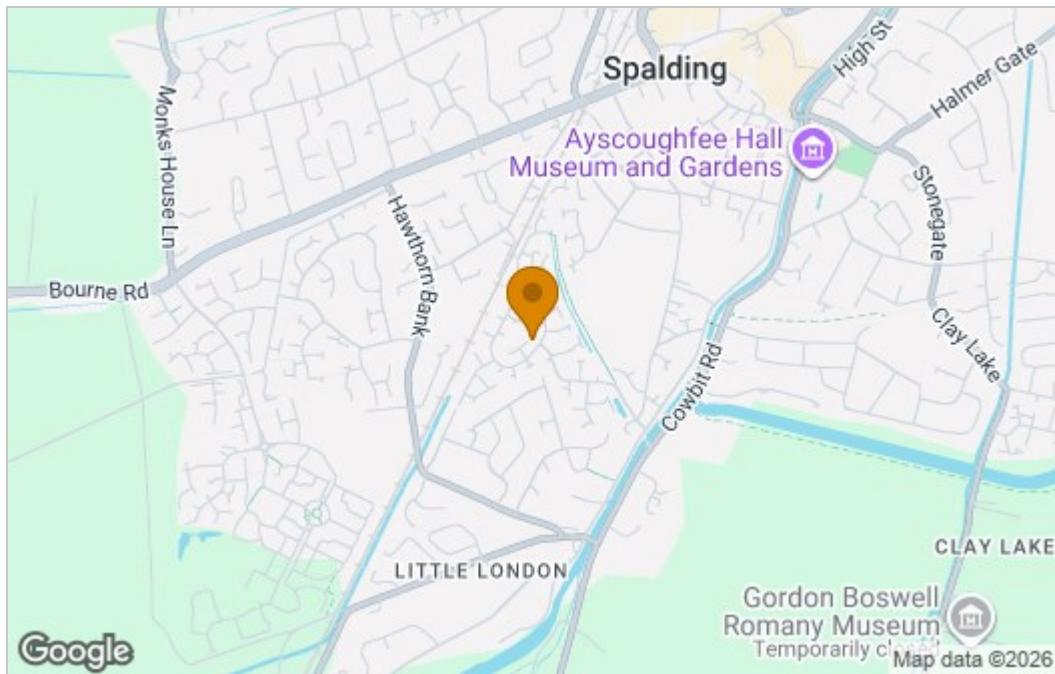


Total area: approx. 172.8 sq. metres (1859.9 sq. feet)

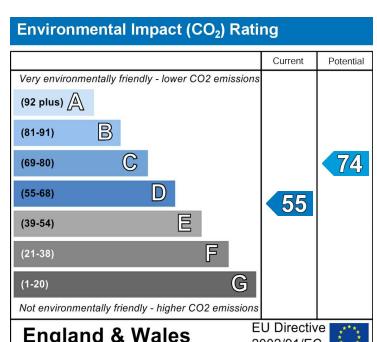
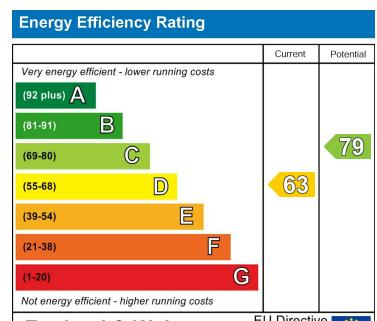
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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