



## 4 Canterbury Close, Spalding, PE11 1LL

**£254,500**

- Modern & Stylish – Three-bedroom detached home with contemporary fixtures throughout.
- Spacious Living Areas – Lounge with a cozy log burner, separate dining room, and kitchen breakfast room.
- Convenient Layout – Ground floor WC and well-proportioned bedrooms upstairs.
- Popular Residential Location - Easy access to local amenities.
- Ample Parking & Storage – Off-road parking and a single garage.
- Generous Rear Garden – Perfect for outdoor relaxation and entertaining.



This beautifully presented three-bedroom detached home in Spalding boasts modern fixtures throughout. The property features an inviting entrance hall, a spacious lounge with a charming log burner, a separate dining room, and a well-appointed kitchen breakfast room. A convenient WC completes the ground floor. Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom. Externally, the property benefits from off-road parking, a single garage, and a generous rear garden—perfect for outdoor enjoyment. A fantastic opportunity to own a stylish and comfortable home in a sought-after location.

**Entrance Hall 5'10" x 12'9" (1.80m x 3.91m)**



Composite front door with matching glazed side panels. Skimmed ceiling. Tiled flooring. Radiator. Under the stairs storage cupboard.

**Lounge 14'9" x 12'7" (4.50m x 3.84m)**



PVC double glazed window to the front. Skimmed ceiling. Laminate flooring. Radiator. Brick built

fireplace with quarry tiled hearth with inset multi fuel burner. Double doors leading to Dining Room.



**Dining Room 10'0" x 10'0" (3.05m x 3.05m)**



PVC double glazed window to rear. Skimmed ceiling. Laminate flooring. Radiator.

### Kitchen 18'11" x 10'5" (5.79m x 3.20m)



PVC double glazed window to the rear. French doors to side. Skimmed ceiling. Recessed spot lights. Tiled flooring. Built in storage cupboard. Built in utility cupboard with space and plumbing for washing machine. Door to cloakroom. Matching base and eye level units and display units with wood effect worktops over and tiled splash back. Twin ceramic sink with chrome mixer tap over. Five ring gas hob with extractor over. Breakfast island with inbuilt wine fridge. Integrated oven and grill. Space for American style fridge/freezer. Integrated dishwasher. Wall mounted vertical radiator.



### Cloakroom



Toilet. Wash hand basin. Extractor fan.

### First Floor Landing



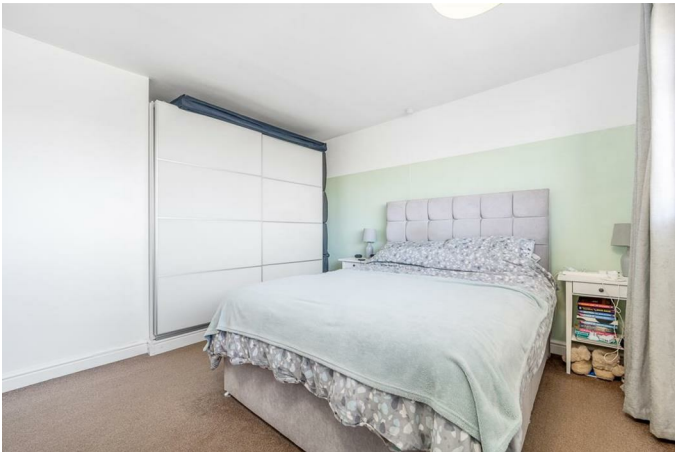
PVC window to side. Skimmed ceiling. Carpeted. Loft access.



**Bedroom 1 13'10" x 12'4" (4.24m x 3.78m)**



PVC double glazed window to front. Skimmed ceiling. Radiator.



**Bedroom 2 10'4" x 13'10" (3.15m x 4.24m)**



PVC double glazed window to rear. Skimmed ceiling. Radiator. Built in wardrobe and airing cupboard housing the boiler.

**Bedroom 3 8'9" x 6'9" (2.69m x 2.06m)**



PVC double glazed window to front. Skimmed ceiling. Radiator.

**Bathroom 5'6" x 7'4" (1.68m x 2.24m)**



PVC double glazed window to rear. Skimmed ceiling. Tiled flooring. Full height wall tiling. Chrome wall mounted heated towel rail. Three piece suite comprising of close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap. P- shape bath with chrome mixer tap and thermostatic shower riser with rainfall shower over. Extractor fan.

## Outside



Front: Concrete and gravel driveway with off road parking to the front of the property. Side gated access leading to rear garden.

Rear: Fully enclosed rear garden by timber fencing and hedging. Patio area with outdoor lighting. Brick built pizza oven. Timber shed with wood store. Lawn area.



### Garage 7'8" x 23'3" (2.34m x 7.09m)

Single garage with up and over vehicular door. Power and light connected. Window to the rear. Pedestrian door to the rear leading into garden.

### Property Postcode

For location purposes the postcode of this property is: PE11 1LL

### 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: C

Property construction: Brick

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Mains gas central heating

Heating features: Multi fuel burner

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 None over 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: None

Restrictions: None

Public right of way: None

Flood risk: Surface water - high. 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:

Japanese Knotweed: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations:

Coalfield or mining area: No

Energy Performance rating: D63

### 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

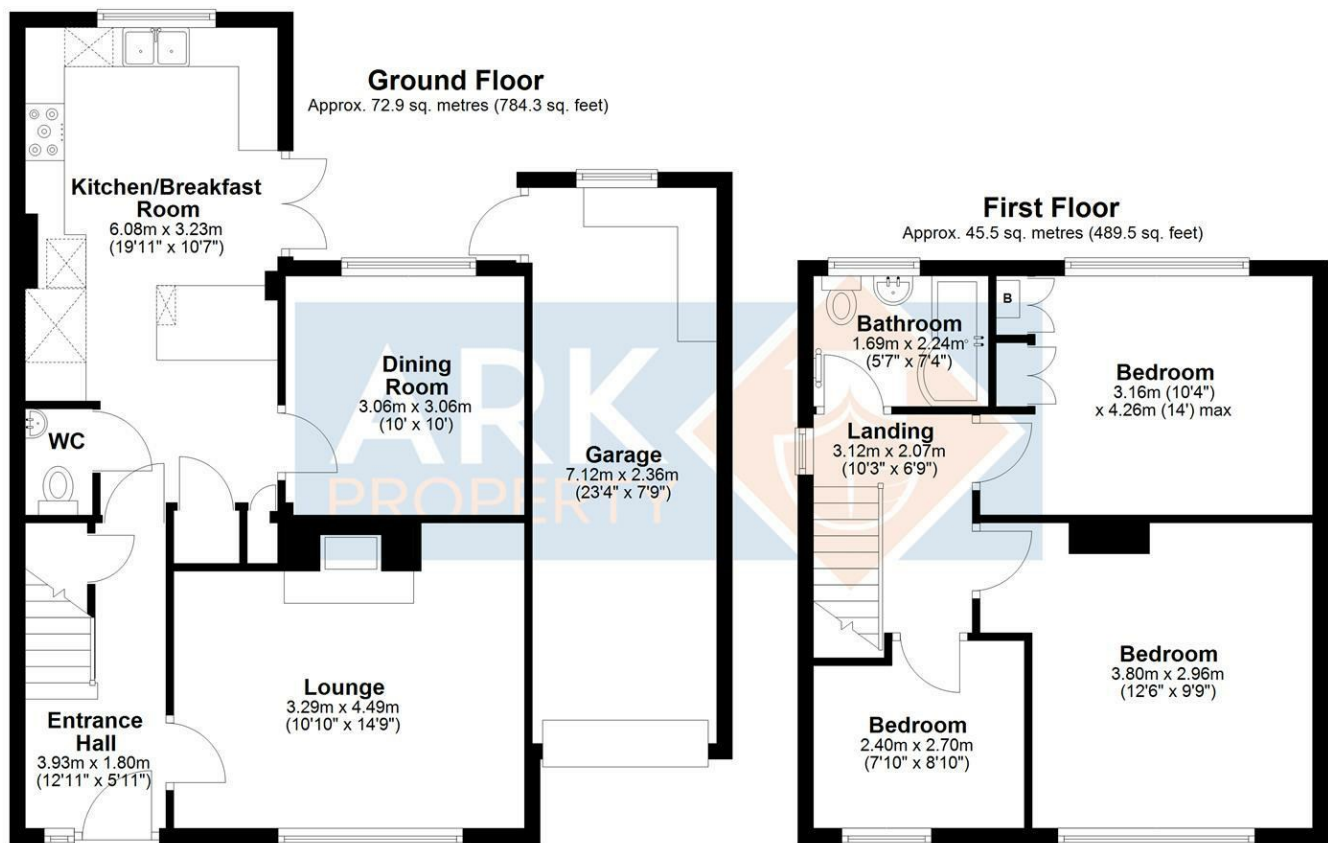
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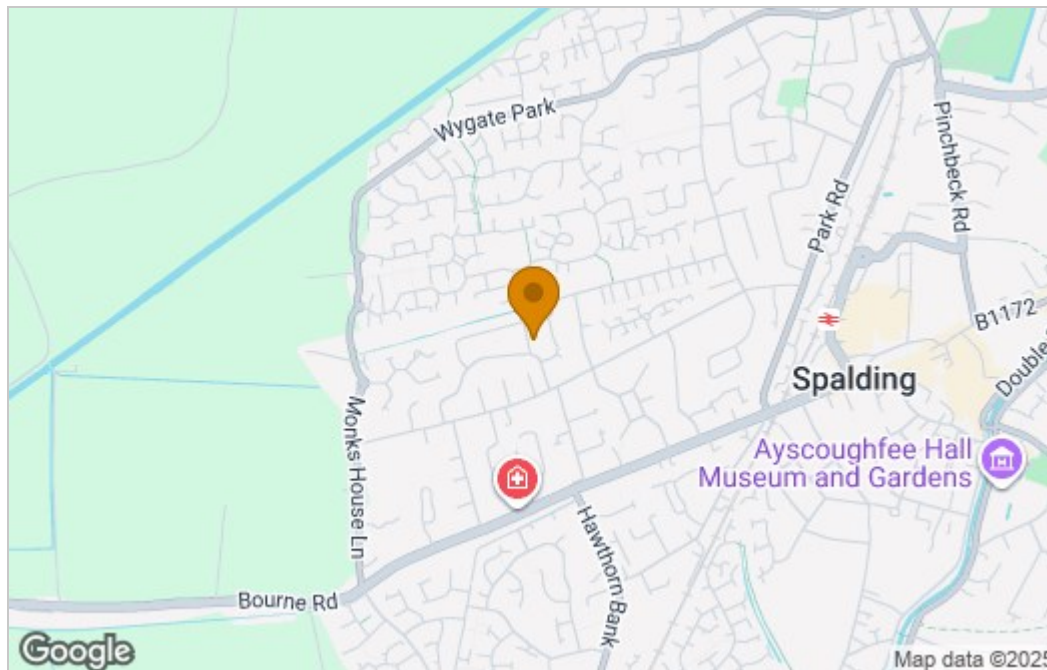
## Floor Plan



Total area: approx. 118.3 sq. metres (1273.8 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

## Area Map



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## Energy Efficiency Graph

