ARK PROPERTY









46 Helmsley Way, Spalding, PE12 6BG

£310,000

- Spacious detached four-bedroom family home
- Peaceful end of cul-de-sac position on Helmsley Way
- Welcoming hallway with WC, lounge, dining room and breakfast kitchen
- Four well-proportioned bedrooms and family bathroom
- Stunning wrap-around gardens to three sides with landscaped lawns and seating areas
- Ideal family home offering generous indoor and outdoor living space

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Occupying an enviable position at the end of a cul-de-sac on Helmsley Way, this spacious detached family home offers well-proportioned accommodation and exceptional outdoor space.

The ground floor comprises a welcoming entrance hallway with WC, a generous lounge, separate dining room and a well-appointed kitchen featuring a breakfast bar, providing an ideal space for both everyday family life and entertaining. To the first floor are four good-sized bedrooms and a family bathroom.

A particular highlight of the property is the impressive wrap-around garden, extending to three sides of the home. Beautifully landscaped with lawned areas, well-stocked borders and a choice of seating areas, it offers a wonderful outdoor space to relax, entertain and enjoy throughout the seasons.

Situated in a desirable cul-de-sac location, this fantastic family home combines generous living accommodation with outstanding gardens, making it an excellent opportunity for a range of buyers.

Entrance Hall 11'4" x 6'5" (3.46m x 1.96m)



PVC double glazed door with glazed side panels. Radiator. Stairs to first floor landing.

Lounge 14'9" x 11'11" (4.51m x 3.64m)



PVC double glazed window to front. Coving to ceiling. Radiator. Feature electric fireplace with surround. Opening to dining room.



Dining Room 9'10" x 11'11" (3.02m x 3.64m)



PVC double glazed window to rear. Coving to ceiling. Radiator.





Kitchen 9'1" x 17'0" (2.79m x 5.20m)



PVC double glazed window to rear. Door to side. Coving to ceiling. Tiled flooring. Matching range of base and eye level units with roll edge work surfaces over. Tiled splash backs. Breakfast seating area. Sink unit with drainer and mixer tap. Four ring electric hob with extractor hood over. Built in NEFF oven and grill. Space and plumbing for dishwasher. Integrated washing machine. Radiator.

Pantry 4'9" x 4'10" (1.45m x 1.49m)

Window to side. Built in shelving.

Cloakroom



Close coupled toilet. Pedestal wash hand basin with chrome mixer tap. Partially tiled walls. Laminate flooring. Extractor fan.

First Floor Landing 11'4" x 6'5" (3.46m x 1.96m)



PVC double glazed window to front. Coving to ceiling. Loft access. Doors to bedrooms and bathroom.

Bedroom 1 12'11" x 12'0" (3.94m x 3.67m)



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

Bedroom 2 12'0" x 12'0" (3.66m x 3.67m)



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



Bedroom 3 11'4" x 10'4" (3.46m x 3.16m)



PVC double glazed window to rear. Coving to ceiling. Radiator.

Bedroom 4 9'3" x 7'1" (2.84m x 2.17m)



PVC double glazed window to rear. Coving to ceiling. Radiator. Built in airing cupboard with slatted shelving, hot water cylinder and wall mounted mains gas Worcester central heating boiler.

Bathroom 5'5" x 7'4" (1.66m x 2.26m)



PVC double glazed window to rear. Coving to ceiling. Fitted panelled bath chrome mixer tap over and ceiling mounted rainfall shower with Mira 360 hand held attachment. Pedestal wash hand basin with chrome taps over. Close coupled toilet with push button flush. Fully tiled walls. Radiator. Vinyl flooring.

Outside



The property can be located to the end of Helmsley Way. The front of the property has a driveway leading to the single garage. There is a lawn area and planted borders. Side gated access leading to the rear garden.
The rear garden is enclosed by timber fencing. Landscaped to include block paved patio area. Fish pond. Lawn area. Well stocked borders. Mature shrubs and bushes. Outside light and cold water tap available.





Outbuilding



Power and light connected.

Garage



Up and over door to front. Power and light connected. Sink with taps.

Property Postcode

For location purposes the postcode of this property is: PE12 6BG

Additional Information

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

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: C
Annual charge: No
Property construction: Brick built
Electricity supply: Eon
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 Single 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: C69

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.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

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.





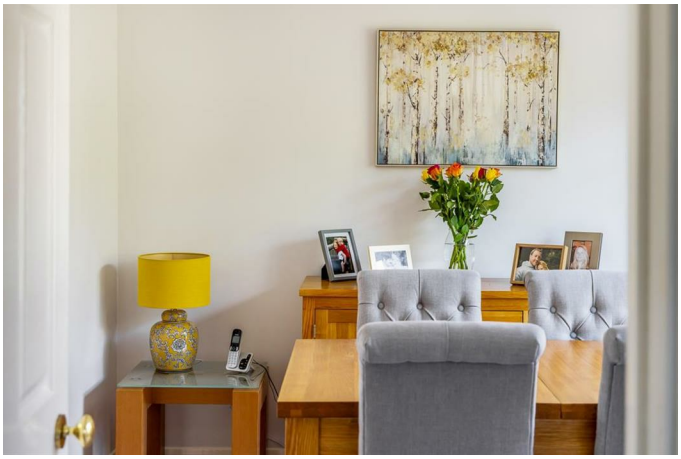






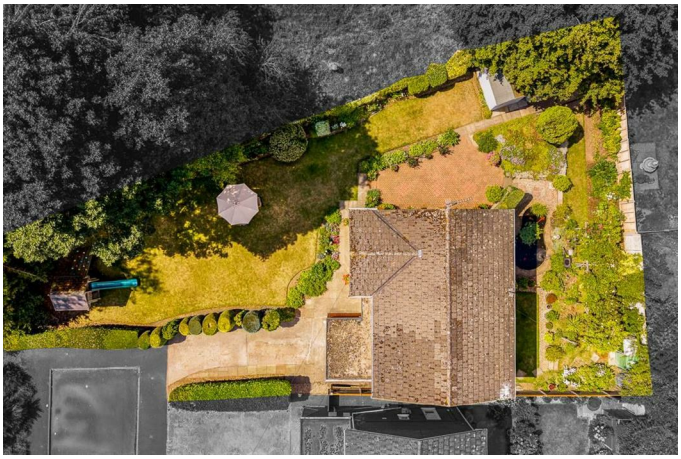


















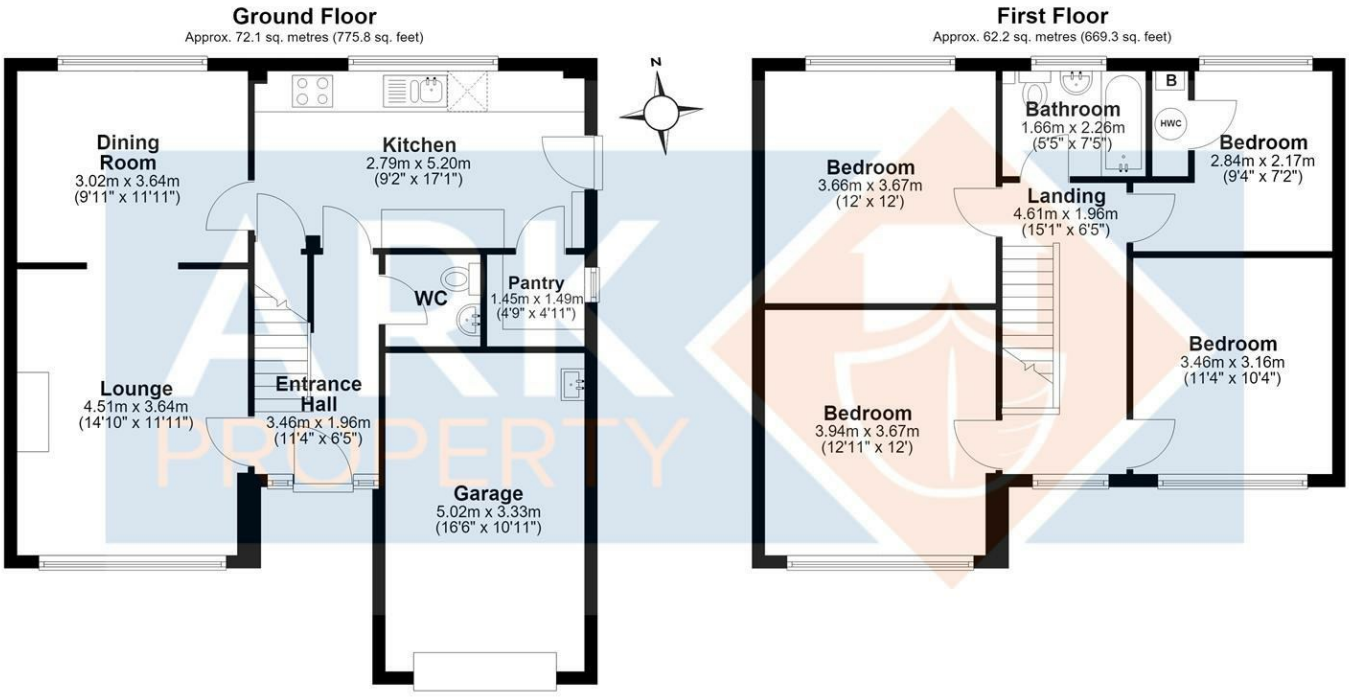








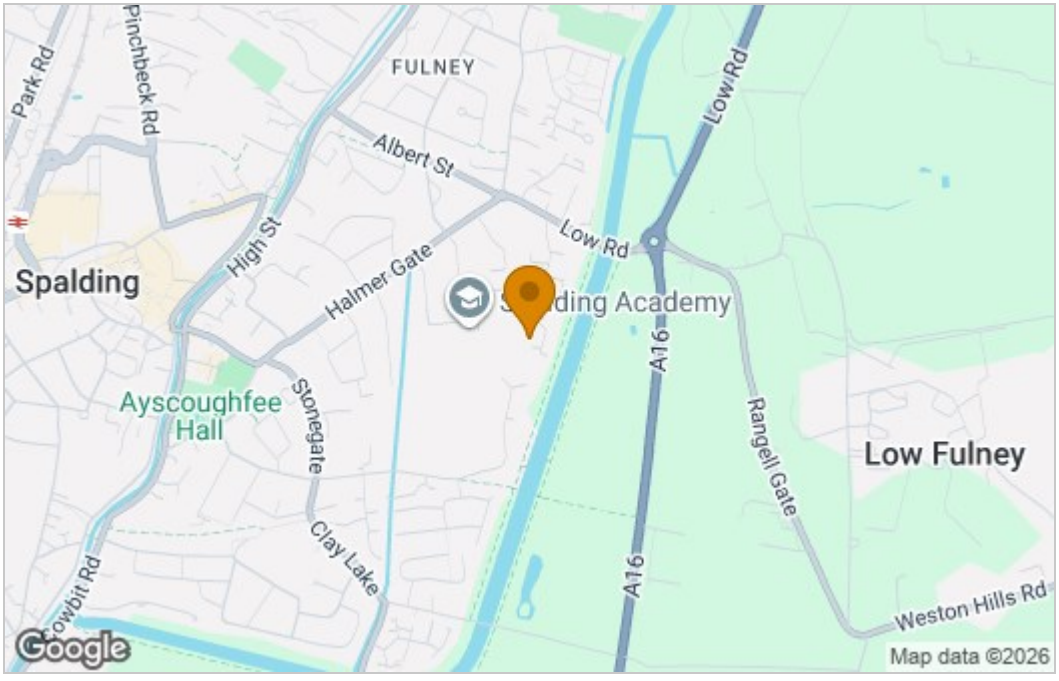
Floor Plan



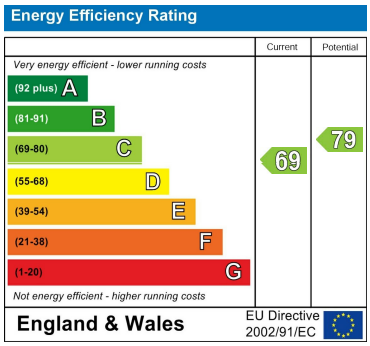
Total area: approx. 134.3 sq. metres (1445.1 sq. feet)

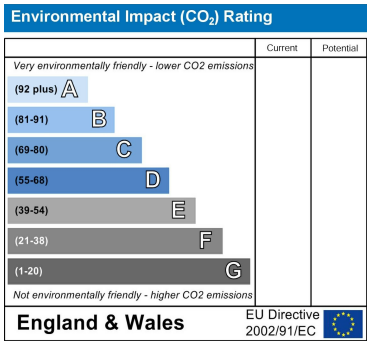
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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