

20 Apeldoorn Gardens, Spalding, PE11 1JT

£295,000

Established corner plot! Three bedroom detached family home situated close by to Spalding Town Centre. Viewing is highly advised to appreciate the extended and spacious accommodation throughout. Comprising of entrance porch and hall, living room and diner, kitchen breakfast, study/family room and cloakroom. To the first floor is three bedrooms and family bathroom. Garden to the front and side of the property. Off Road parking and vehicular access to the single garage. Gated access to enclosed rear garden, that is mainly laid to lawn. Patio area ideal for seating and entertaining.

Entrance Porch 3'0" x 6'7" (0.92 x 2.03)

Upvc door to entrance with full height glass side panel. Tiled flooring. Double glazed entrance door to:

Entrance Hall 15'2" x 6'0" (4.63 x 1.83)



Hallway with doors to lounge and kitchen. Karndean flooring. Stairs to first floor.

Living Room/Diner 26'11" x 12'03" (8.20 x 3.73)



Upvc windows on three sides with views to the front, side and rear aspect. Coving to textured ceiling. Two Radiators. Television point.

Study/Family Room 11'03" x 13'09" (3.43 x 4.19)



Upvc patio doors to garden and PVCu double glazed window to front. Coving to textured ceiling. Radiator.

Kitchen Breakfast room 12'11" x 11'05" (3.94 x 3.48)



Upvc window to the rear aspect. Cream 'shaker' style fitted kitchen with a selection of base and wall units with roll top work oak worktops. Inset 1 1/2 bowl composite sink with drainer with mixer tap over. Fitted oven and grill and gas hob with extractor fan over. Karndean flooring. Breakfast bar peninsula with seating and storage under. Space and plumbing for washing machine and dryer. Space for American style fridge/freezer. Door to rear lobby with storage and cloakroom.

Cloakroom 3'10" x 3'6" (1.19 x 1.09)



Upvc window to the side aspect. Coving to skimmed ceiling, fitted with close coupled toilet and wash hand basin set in vanity unit. Metro tiled walls and electric wall mounted towel rail.

First Floor Landing 10'4" x 7'8" (3.17 x 2.35)



Upvc window to the side aspect. Doors leading off. Access to loft space.

Bedroom One 14'03" x 10'0" (4.34 x 3.05)



Upvc windows to the front and side elevation. Coving to textured ceiling. Radiator.

Bedroom Two 12'08" x 10'08" (3.86 x 3.25)



Upvc window to the side aspect. Carpeted flooring. Coving to textured ceiling. Radiator. Airing cupboard housing central heating boiler hot water tank.

Bedroom Three 7'04" x 7'08" (2.24 x 2.34)



Upvc to the front aspect with views over green. Carpeted flooring. Artex and coved ceiling. Radiator.

Bathroom 7'4" x 7'8" (2.25 x 2.34)



Upvc window to the rear aspect. Three piece suite comprising of toilet, hand basin and P shape panelled bath with shower over and acrylic panels to walls. Vertical designer radiator.

Garage



Single garage with up and over door. Power and lighting. Fuse box.

Gardens



Large corner plot surrounding property to front and side. Enclosed rear garden mainly laid to lawn with established flower borders and trees. Patio area. Summer house.

Property Postcode



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

Additional Information



Freehold with vacant possession on completion.

Mains drainage
Council Tax Band C
Gas Central Heating

Viewings



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

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.

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.

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.

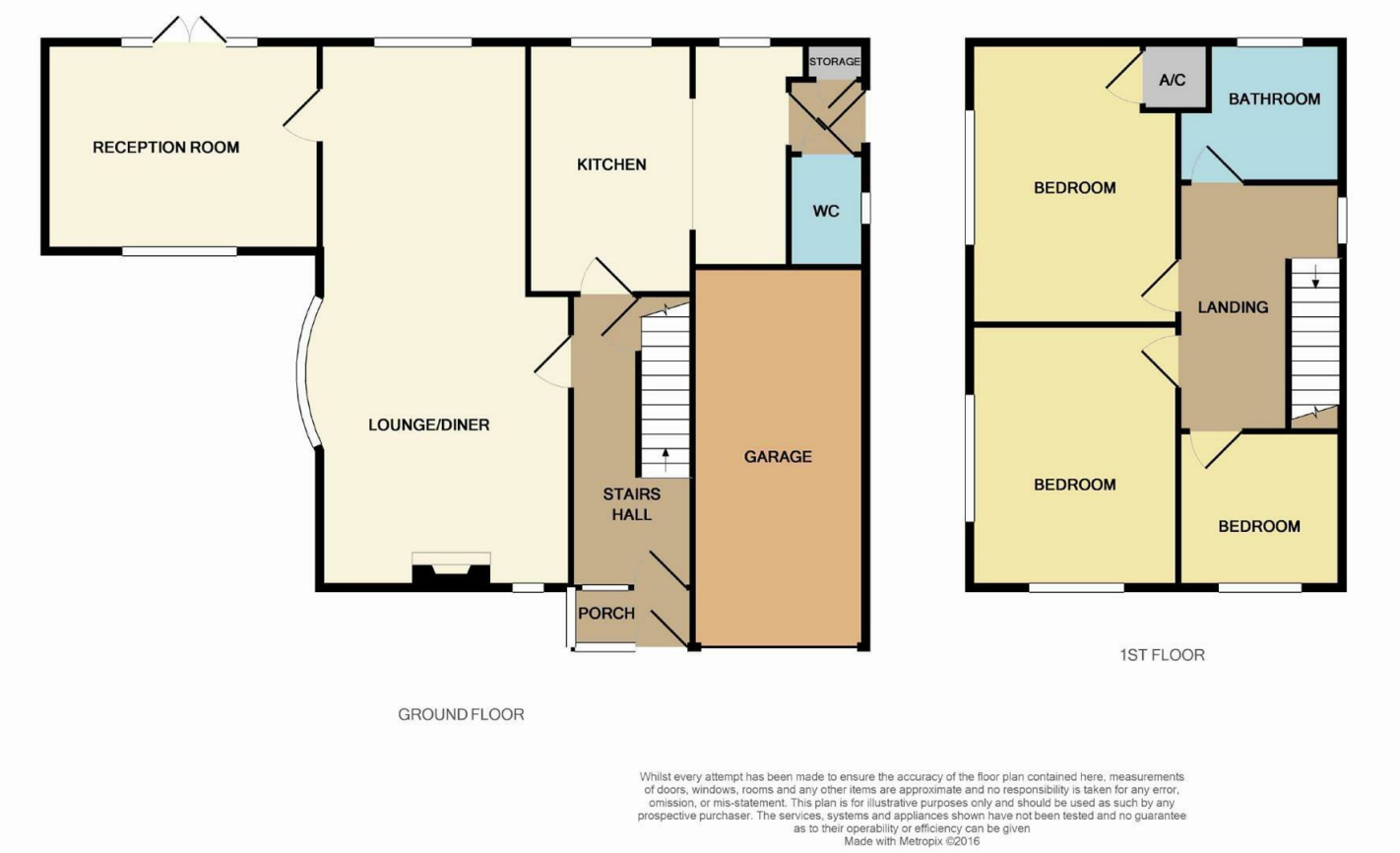
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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.

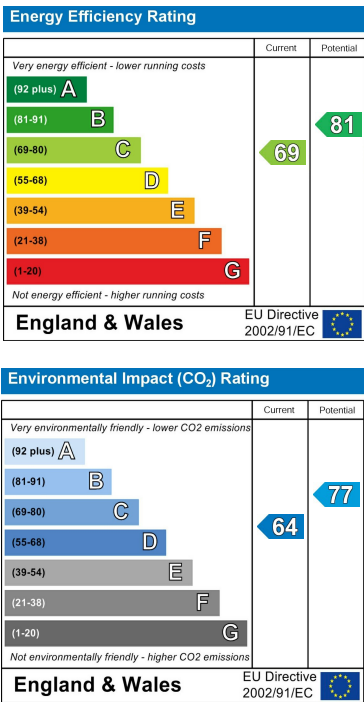
Floor Plan



Area Map



Energy Efficiency Graph



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