ARK PROPERTY

4 Parklands, Fleet, Holbeach, PE12 8NU

£285,000

- Stunning landscaped rear garden
- Garage with ample off road parking
- Modern kitchen breakfast room
- Popular village location
- Beautifully presented throughout
- Four piece bathroom suite
- Four good size bedrooms
- Must view to be really appreciated
- Great size conservatory overlooking rear garden
- Register with Ark to get on our mailing list

www.arkpropertycentre.co.uk
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6 New Road, Spalding, Lincolnshire PE11 1DQ

Welcome to The Parklands in Fleet, just a stone's throw from Holbeach. This beautifully presented family home has been cherished for many years and is now ready for its next owners. Offering ample parking and a garage, the interior is warm and inviting, with a spacious lounge leading into a cosy conservatory that overlooks a landscaped garden. The modern kitchen and breakfast room, along with a handy utility room, provide a practical yet stylish space. Upstairs, you'll find four generous bedrooms and a family bathroom. But it's the outdoor space that truly steals the show, a landscaped garden with multiple entertaining areas. A viewing is highly recommended.

Entrance Hall 13'1" x 6'9" (4.00m x 2.06m)

Entrance door to front with glazed side panel. Radiator. Stairs to first floor landing. Carpeted. Understairs storage cupboard.

Lounge/Diner 20'5" x 11'8" (6.23m x 3.58m)

Bay window to front. Patio doors leading to conservatory. Radiator. Feature fireplace with inset log burner and surround.

Conservatory 11'2" x 10'8" (3.41m x 3.27m)

Brick and PVC construction with polycarbonate roof. French doors to side.

Kitchen 8'8" x 11'8" (2.65m x 3.57m)

Window to rear. Tiled flooring. Matching base and eye level units with work surfaces over. Composite sink unit with drainer and mixer tap. Tiled splashback. Electric hob with extractor hood over. Built in eye level oven and grill. Pull out larder.

Utility Room 5'4" x 5'0" (1.65m x 1.53m)

Door to side. Eye level units. Worktop space. Space and plumbing for washing machine and tumble dryer.

Cloakroom

Window to side. Radiator. Toilet. Wash hand basin set in vanity unit. Tiled flooring.

First Floor Landing 16'4" x 6'7" (4.99m x 2.03m)

Window to front. Loft access. Doors to bedrooms and bathroom.

Bedroom 1 9'3" x 11'10" (exc cupboard) (2.84m x 3.61m (exc cupboard))

Window to front. Radiator. Carpeted. Four single sliding mirrored wardrobes with hanging rail and shelving.

Bedroom 2 11'4" x 10'0" (3.46m x 3.07m)

Window to front. Radiator. Carpeted.

Bedroom 3 8'9" x 11'10" (2.67m x 3.61m)

Window to rear. Radiator. Carpeted.

Bedroom 4 10'6" x 10'0" (3.22m x 3.06m)

Window to rear. Radiator. Carpeted. Built in airing cupboard.

Bathroom 5'6" x 6'9" (1.68m x 2.06m)

Window to rear. Tiled flooring. Panelled bath. Shower cubicle with rainfall head and hand held attachment. Toilet. Wash hand basin set in vanity unit. Radiator. Partially tiled walls.

Outside

The front of the property has a block paved driveway leading to the garage. Lawn area with gravel and shrub borders.
The rear garden is enclosed by timber fencing. Extended patio seating area. Water feature. Lawn area. Pergola area with gravel. Raised borders. Timber shed. Enclosed area with 'secret shed'.

Garage 18'0" x 9'6" (5.50m x 2.91m)

Up and over door to front. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE12 8NU

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: Outfox Energy
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas central heating
Heating features: Wood/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 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: D67

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.

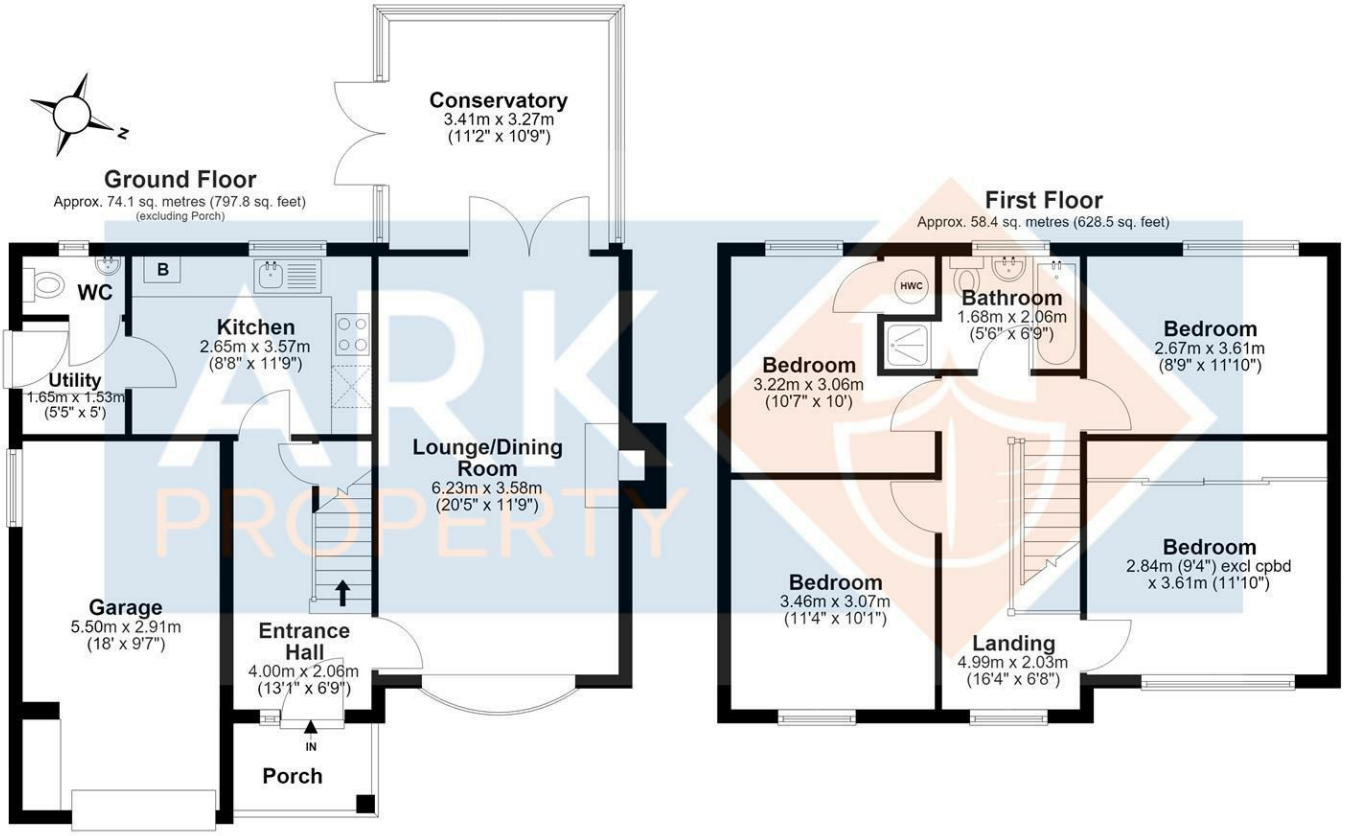
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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.

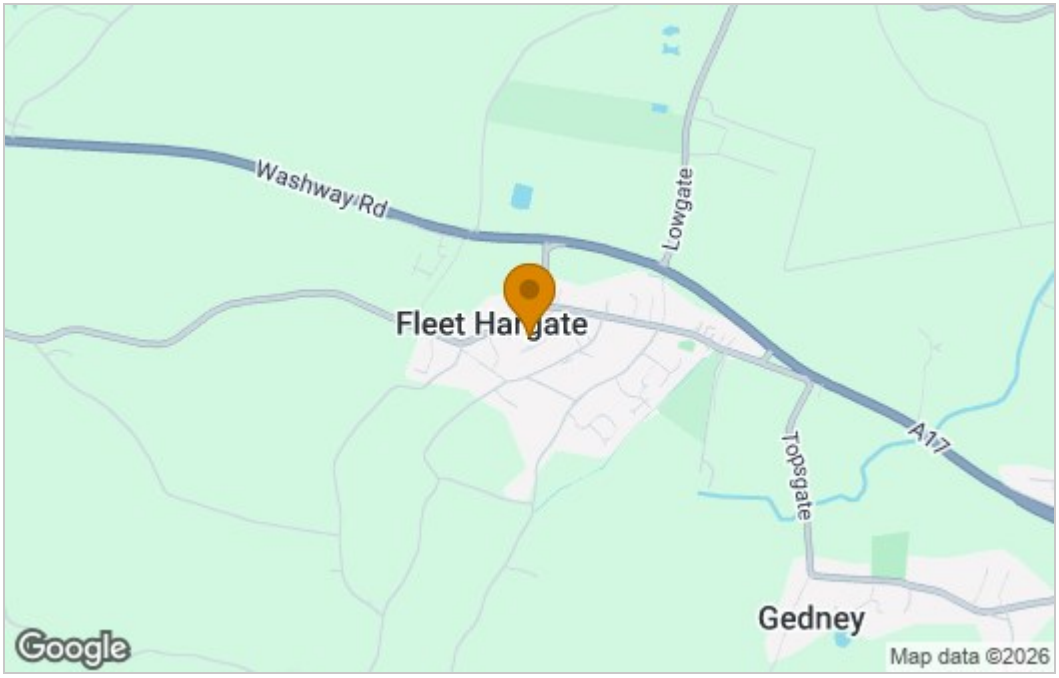
Floor Plan



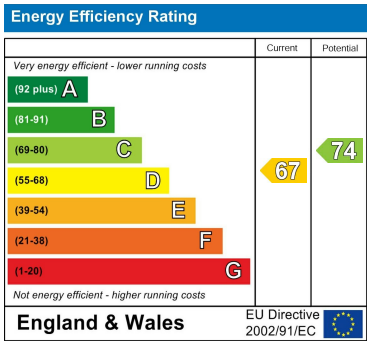
Total area: approx. 132.5 sq. metres (1426.3 sq. feet)

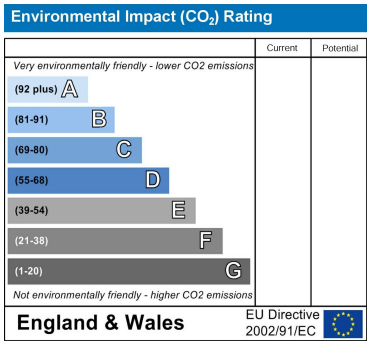
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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