



## **4 Canterbury Close, Spalding, PE11 1LL**

**£1,150 Per Month**

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. Deposit £1326.92.

**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.

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



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

**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.

**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.



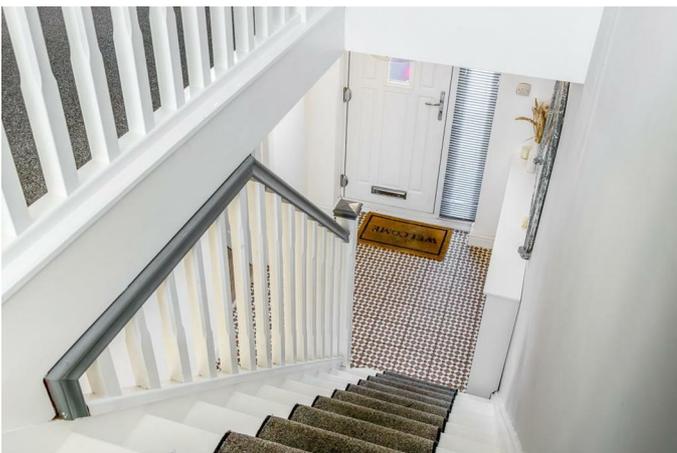


**Cloakroom**



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.

**Rental Application**

**Holding Deposit:** A refundable holding deposit (to reserve a property) equivalent to one week's rent. This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. responding to reasonable requests for information required to progress the agreement) before the 'deadline for agreement'. The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).

**Deposit:** A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above

**Changes to the Tenancy:** Payments to change the tenancy when requested by the tenant, is capped at £50, or reasonable costs incurred if higher

**Early Termination:** If a tenant requests to leave before the end of their tenancy they will be charged to cover the financial loss that the landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early, and for the rent they would have received before the tenancy reaches its end.

**Late Rent Payment:** A late rent payment will be charged if the rent is outstanding after 14 calendar days and has still not been paid. We will levy the late payment until day 14 but charge from day one. The charge will be at 3% above Bank of England base rate for each day that the payment is outstanding.

**Lost Keys or Other Security Devices;** Tenants will be charged a fee to cover the cost of replacing a lost key or security device. This fee will be dependent on the style and make of the key/lock/device. Reasonable costs that have been incurred as a result of having to replace the key or security device will be charged to the tenant.

**Changes to the Tenancy;** When requested by the tenant there will be a charge capped at £50, or reasonable costs incurred if higher.

**Payment on variation, assignment or novation of a**

**tenancy;** When a tenant has requested it, there will be A £50 (including vat) charge to vary, assign or replace a tenancy. The payment cannot exceed £50 (including VAT) or the reasonable costs of the person to whom the payment is to be made in respect of the variation, assignment or novation of a tenancy.

**Change of Sharer:** £50 per replacement tenant or any reasonable costs incurred if higher, to cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution.

**Payments in respect of Council Tax;** Tenants are required pay the Council Tax on the property they rent unless otherwise stated in the tenancy agreement.

**Payments for utilities;** The tenant is responsible for payment for or in connection with the provision of a utility if the tenancy agreement requires the payment to be made. NB: In the Tenant Fees Act, utility, means electricity, gas or other fuel, water or sewage.

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WE ARE MEMBERS OF THE PROPERTY OMBUDSMAN REDRESS SCHEME

**Verified Material Information**

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.

### 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.

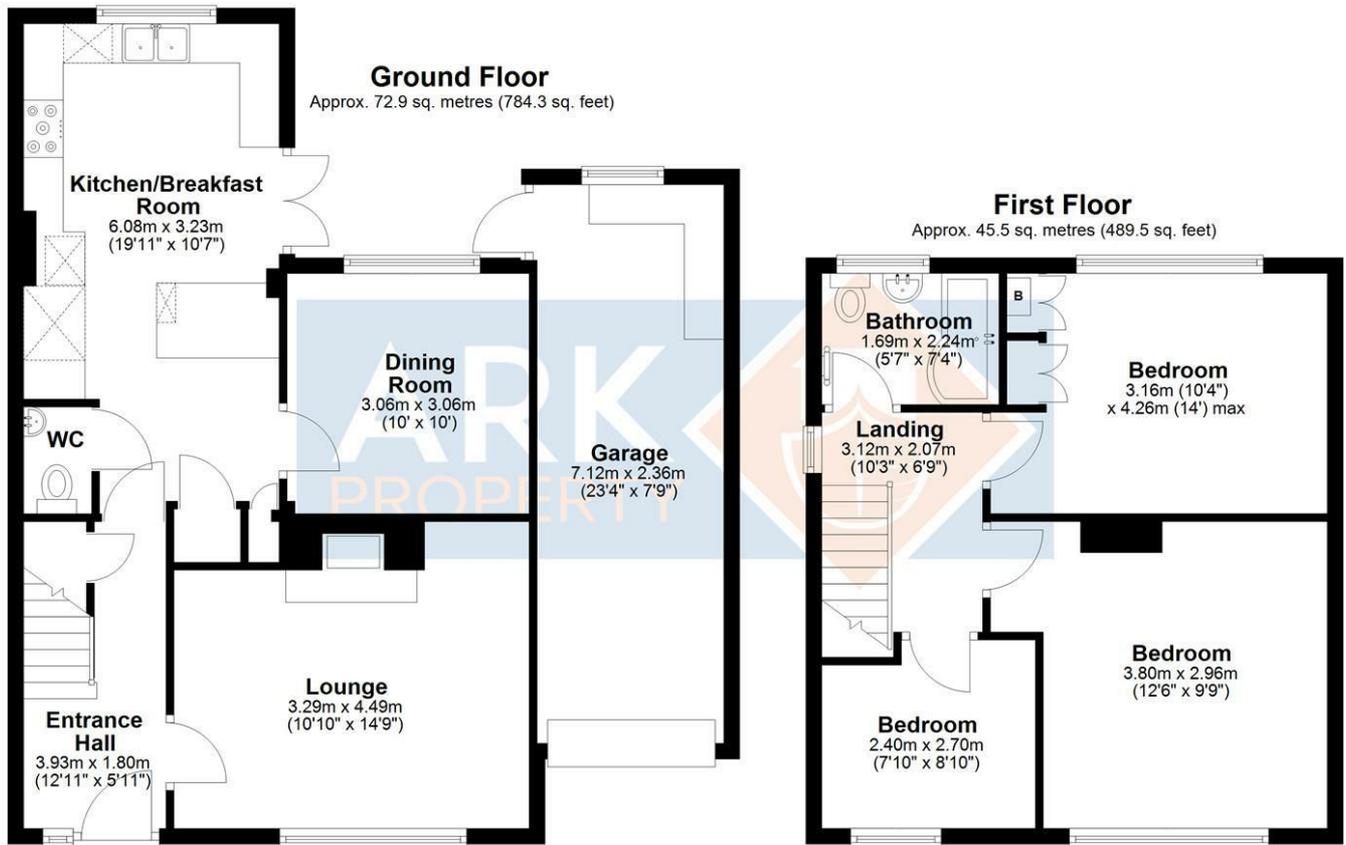
### Disclaimer

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.





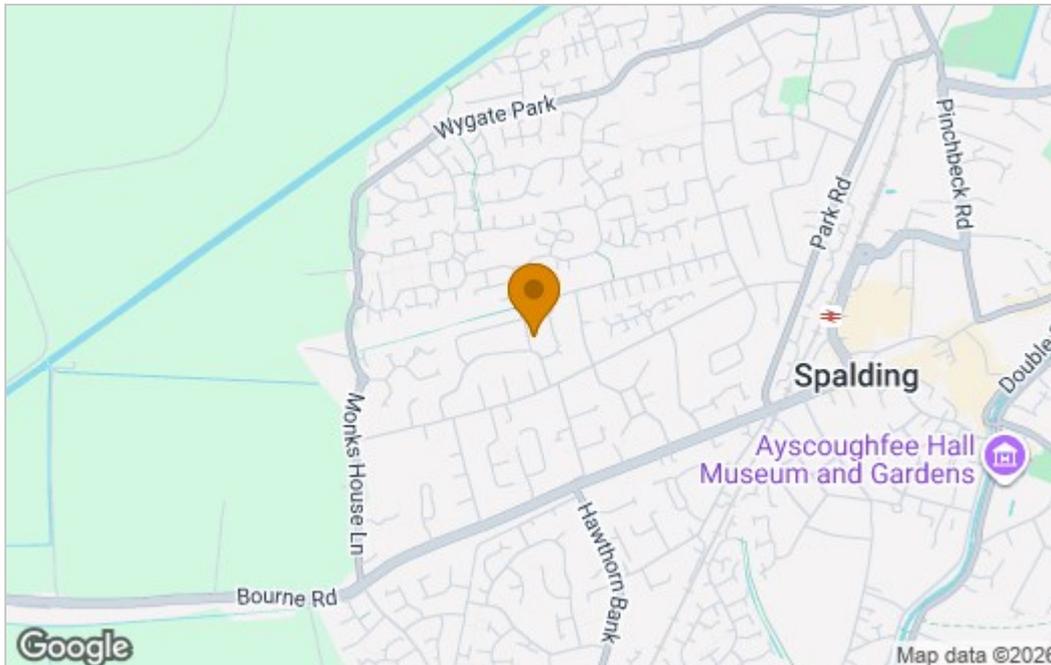
## Floor Plan



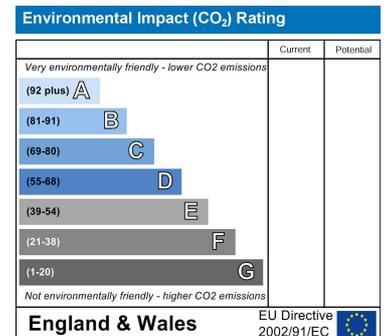
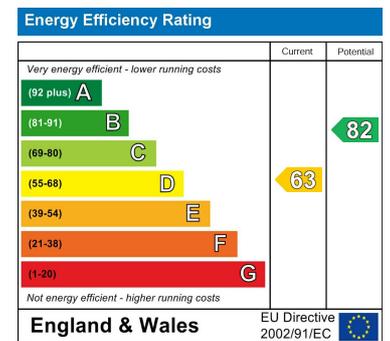
Total area: approx. 118.3 sq. metres (1273.8 sq. feet)

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

## Area Map



## Energy Efficiency Graph



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