



13 Cornflower Close, Spalding, PE11 3BH

£142,500

Ark Property Centre are delighted to offer to market under the South Holland Low Cost Housing Scheme this two bedroom home built by Broadgate Homes in 2009. This property is well presented and comes highly recommended benefitting from Upvc windows and doors, gas central heating and garage with allocated parking. The accommodation includes lounge, kitchen, cloakroom, two bedrooms, study/nursery area, family bathroom and enclosed rear garden. All interested parties are advised to contact South Holland District Council to apply for the low cost housing scheme prior to arranging a viewing.

Entrance Hall 9'10" x 6'3" max (3.00m x 1.93m max)



PVCu double glazed entrance door, stairs to first floor landing with under stairs cupboard, wood flooring with entrance matwell, coving to textured ceiling, wall mounted electricity consumer unit. Doors to kitchen, lounge and cloakroom.

Kitchen 14'0" x 7'1" (4.28m x 2.17m)



Two PVCu double glazed windows to front, coving to textured ceiling with recessed ceiling spotlights, wall mounted gas boiler, tiled flooring, space for washing machine and dishwasher. Fitted with a matching range of base and eye level units, four ring gas hob with extractor hood over and integrated oven and grill under, 1 1/2 bowl composite sink and drainer with chrome mixer tap over.



Lounge 13'8" x 15'7" max I shape room (4.19m x 4.76m max I shape room)



PVCu double glazed French doors with glazed sidelights to rear, coving to skimmed ceiling, radiator, laminate flooring.



Cloakroom

Fitted close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over and tiled splashback, radiator.

Landing 6'3" x 2'9" (1.93m x 0.85m)



Coving to textured ceiling, loft access, laminate flooring. Doors to bedrooms one, two and bathroom.

Office/Dressing Area 8'4" x 3'11" max (2.55m x 1.21m max)

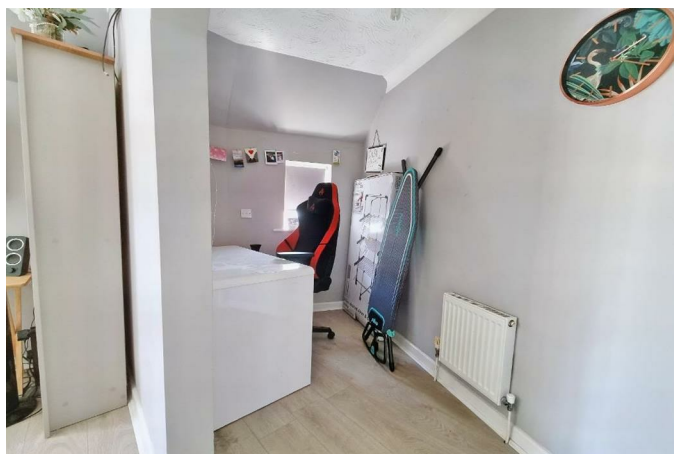


PVCu double glazed window to front, radiator, built in cupboard with hanging rail and shelf.

Bedroom One 11'8" x 11'8" (3.58m x 3.58m)



PVCu double glazed window to front, radiator, laminate flooring, built in over stairs cupboard with hanging rail and spotlight.



Bedroom Two 10'6" x 9'4" max (3.22m x 2.85m max)



PVCu double glazed window to rear, laminate flooring, radiator.



Bathroom 9'3" x 6'8" max (2.83m x 2.04m max)



PVCu double glazed window to rear, coving to textured ceiling, extractor fan, tiled flooring. Fitted tiled shower cubicle with sliding glass door and mains shower over, pedestal wash hand basin with chrome mixer tap over, close coupled toilet with push button flush, panel bath with chrome mixer tap over, wall mounted heated towel rail, shaver point.



Outside



The property can be accessed to the end of Cornflower Close, overlooking green open spaces. There is side gated access to the rear garden which is laid to lawn and enclosed by timber fencing. There is a paved seating area and outside tap.



Garage 17'7" x 7'9" (5.37m x 2.37m)



Single garage with up and over door, power and light connected.



Property Postcode

For location purposes the postcode of this property is: PE11 3BH.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: A

PLEASE NOTE:

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

****This property is part of South Holland District Council's Low Cost Housing Scheme. Assisting local people onto the property ladder -first time buyers only. The purchaser owns the property in full with no third parties involved.**Please call the office for further details.**

Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

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 Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice but

None over Data. Vodafone is Limited over Voice but None over 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 (Leased)

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very low. 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: C78

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

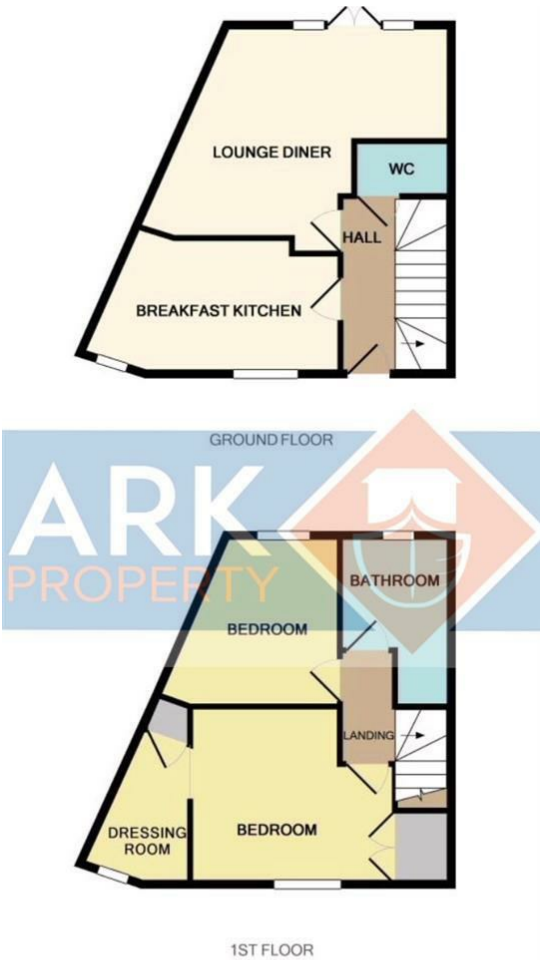
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

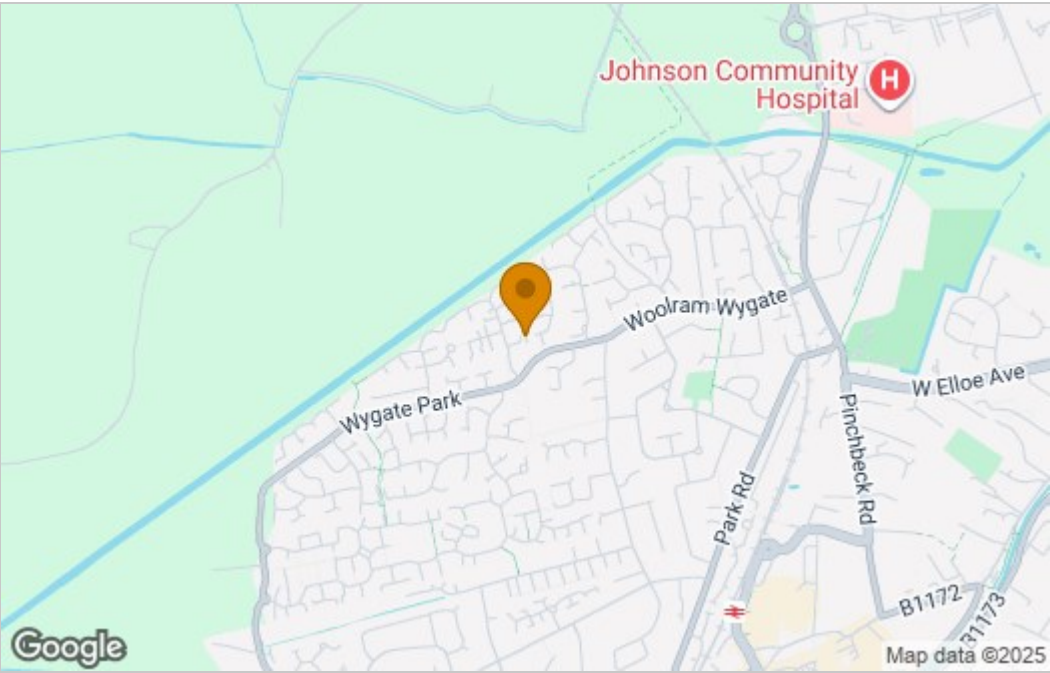
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019

Area Map



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Energy Efficiency Graph

