



1 Haven Walk, Spalding, PE11 3WE

£215,000

- Three-bedroom home presented in excellent condition throughout
- Entrance hall, study, lounge, kitchen breakfast room, and downstairs WC
- Bedroom one with ensuite and two further bedrooms
- Family bathroom on the first floor
- Low-maintenance garden ideal for easy outdoor living
- Off-road parking for convenience and practicality

This beautifully presented three-bedroom home on Haven Walk, Spalding, is offered in excellent condition throughout. The ground floor features an inviting entrance hall, a versatile study, a spacious lounge, and a modern kitchen breakfast room, complemented by a convenient downstairs WC. Upstairs, the landing leads to three well-proportioned bedrooms, including bedroom one with ensuite, and a family bathroom. Outside, the property benefits from a low-maintenance garden and off-road parking, making it perfect for modern living.

Entrance Hall 14'6" x 6'3" (4.44m x 1.92m)



UPVC door to front. Radiator. Stairs to first floor landing. Under stairs storage cupboard. Wood effect flooring.

Lounge 13'5" x 11'7" (4.10m x 3.54m)



UPVC window to front. French doors to rear. Radiator. Wood effect flooring.

Kitchen/Diner 13'5" x 12'2" (4.11m x 3.73m)



UPVC window to front and rear. French doors to rear. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Four ring gas hob with extractor hood over. Built in eye level oven and grill. Integrated

dishwasher. Integrated washing machine. Space for tumble drier. Integrated fridge freezer. Radiator. Vinyl flooring.

Cloakroom



Toilet. Wash hand basin. Radiator.

Study 6'1" x 10'11" (1.87m x 3.33m)



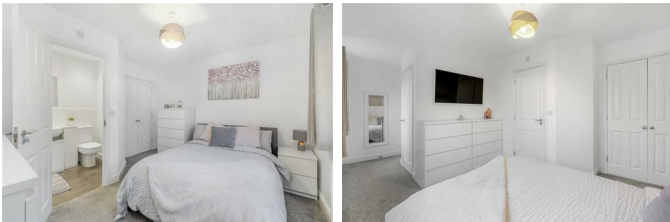
UPVC window to front. Radiator. Wood effect flooring.

First Floor Landing



UPVC window to rear. Loft access. Carpeted. Doors to bedrooms and bathroom.

Bedroom 1 11'2" x 11'7" (3.41m x 3.54m)



Two UPVC windows to front. Radiator. Carpeted. Built in wardrobe. Airing cupboard housing hot water cylinder.

En-suite 4'9" x 7'0" (1.45m x 2.15m)



Shower cubicle with shower. Toilet. Wash hand basin. Wall mounted heated towel rail. Partially tiled walls. Vinyl flooring.

Bedroom 2 13'5" x 8'8" (4.10m x 2.65m)



UPVC window to front. Radiator. Carpeted.

Bedroom 3 10'2" x 6'11" (3.11m x 2.13m)



UPVC window to front. Radiator. Carpeted.

Bathroom 10'0" x 6'9" (3.05m x 2.06m)



UPVC window to front. Panelled bath with shower attachment. Toilet. Wash hand basin. Wall mounted heated towel rail. Partially tiled walls. Vinyl flooring.

Outside



The front of the property has a pathway leading to the front door. Lawn area enclosed by picket fencing.

The rear of the property is enclosed by timber fencing. Gravel area. Patio area. Rear timber gate leading to driveway. Timber shed.

Property Postcode

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

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: B

Annual charge: 196.96 (2026) paid to Residential Management Group Ltd (Wygate MCL-Estate)

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

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: C77

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

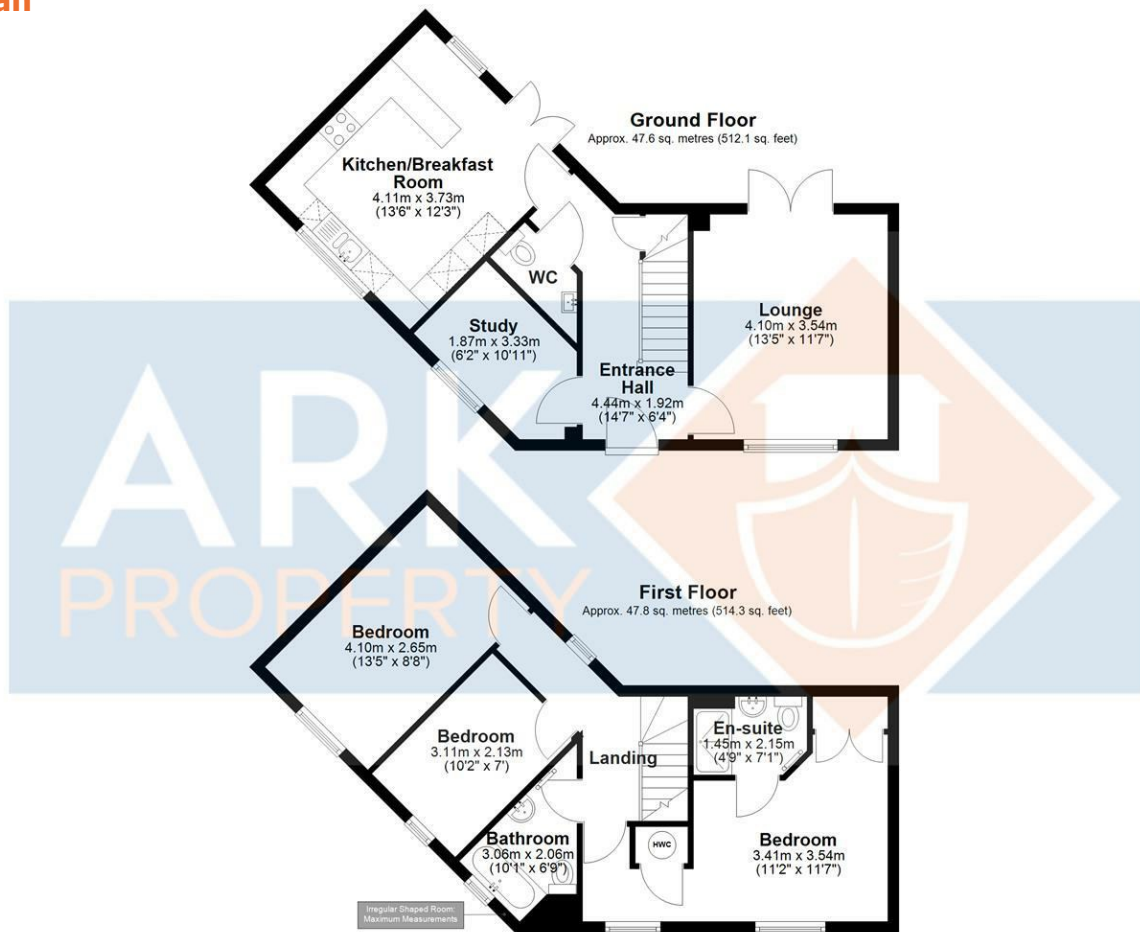
We can also offer full Financial and Solicitor services.

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

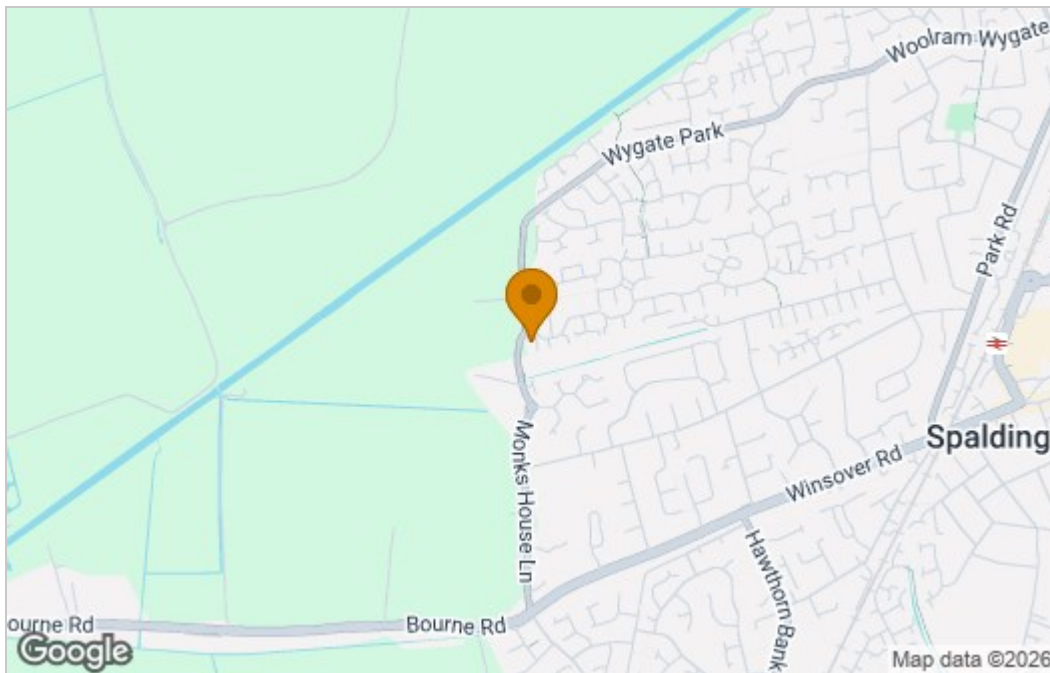
Floor Plan



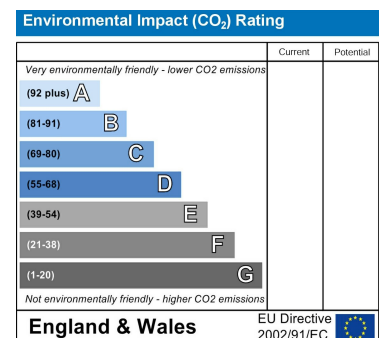
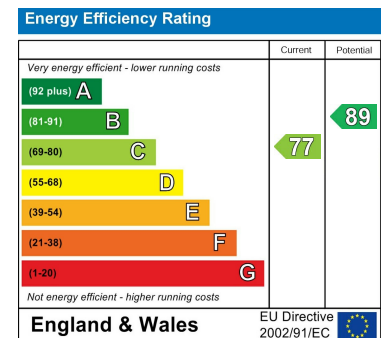
Total area: approx. 95.4 sq. metres (1026.4 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

