



## **51 Aintree Drive, Spalding, PE11 3BT**

**Offers Over £273,000**

- Recently updated kitchen and bathroom with modern finishes.
- Thoughtfully extended to now include lounge diner, kitchen diner, and utility with WC.
- Three bedrooms and a family bathroom on the first floor.
- Generous frontage providing ample parking and curb appeal.
- Landscaped rear garden with timber summerhouse, ideal for outdoor living.
- Located in a desirable area on Aintree Drive, Spalding.
- Wardrobes included

## Immaculately Presented 3-Bedroom Detached Home – Aintree Drive, Spalding

Situated in a sought-after residential area, this beautifully maintained three-bedroom detached property on Aintree Drive offers spacious and stylish living throughout. The home has been thoughtfully extended to provide a generous lounge diner, modern kitchen diner, and a practical utility room with WC. Recently updated, both the kitchen and bathroom boast contemporary finishes. Upstairs features three bedrooms and a family bathroom. Outside, the property enjoys a generous frontage and a beautifully landscaped rear garden complete with a timber summerhouse—perfect for relaxing or entertaining.

### Entrance Hall 7'4" x 5'11" (2.26m x 1.82m)



UPVC door to front with glazed side panels. Radiator. Carpeted. Stairs to first floor.

### Lounge 14'5" x 12'2" (4.41m x 3.73m)



UPVC window to front. Radiator. Carpeted. Feature fireplace with electric fire.

### Dining Room 12'2" x 9'7" (3.71m x 2.93m)



UPVC window to rear. Radiator. Carpeted.

### Kitchen 12'2" x 8'7" (3.71m x 2.63m)



UPVC window to rear. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap over. Gas hob with extractor over. Integrated electric oven. Space for dishwasher. Wood effect flooring. Archway through to dining area.

### Dining Area 11'5" x 7'5" (3.50m x 2.27m)

UPVC window to side. Radiator. Wood effect flooring. Base units with work surfaces over. Space for tall fridge/freezer.

### Utility Room 8'10" x 5'2" (2.70m x 1.58m)



UPVC door to window to side and door to rear. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Wood effect flooring.

### Cloakroom



UPVC window to side. Toilet set in unit. Wash hand basin set in vanity unit. Tiled splash backs. Wood effect flooring. Radiator.

### First Floor Landing 9'5" x 7'4" (2.89m x 2.25m)



UPVC window to side. Carpeted.

### Bedroom 1 14'6" x 10'11" (4.43m x 3.34m)



UPVC window to front. Radiator. Carpeted.

### Bedroom 2 12'3" x 10'11" (3.74m x 3.34m)



UPVC window to rear. Radiator. Carpeted. Airing cupboard with boiler.

### Bedroom 3 7'4" x 7'5" (2.25m x 2.27m)

UPVC window to front. Radiator. Carpeted. Built in storage cupboard.

**Bathroom 6'5" x 7'3" (1.98m x 2.21m)**

UPVC window to rear. Bath with shower attachment over. Toilet and wash hand basin set in vanity unit. Fully tiled walls. Radiator. Wood effect flooring.

**Outside**

Front: The front of the property has a gravel driveway leading to garage. Lawn area.  
Rear: Enclosed by timber fencing. Lawn area. Gravel area. Timber shed. Summer house.

**Garage 16'2" x 8'2" (4.94m x 2.50m)**

Up and over vehicular door. Power and light connected.

**Property Postcode**

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

**Additional Information**

PLEASE NOTE:

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

**Verified Material Information**

Tenure: Freehold

Council tax band: C

Annual charge: No

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 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

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**

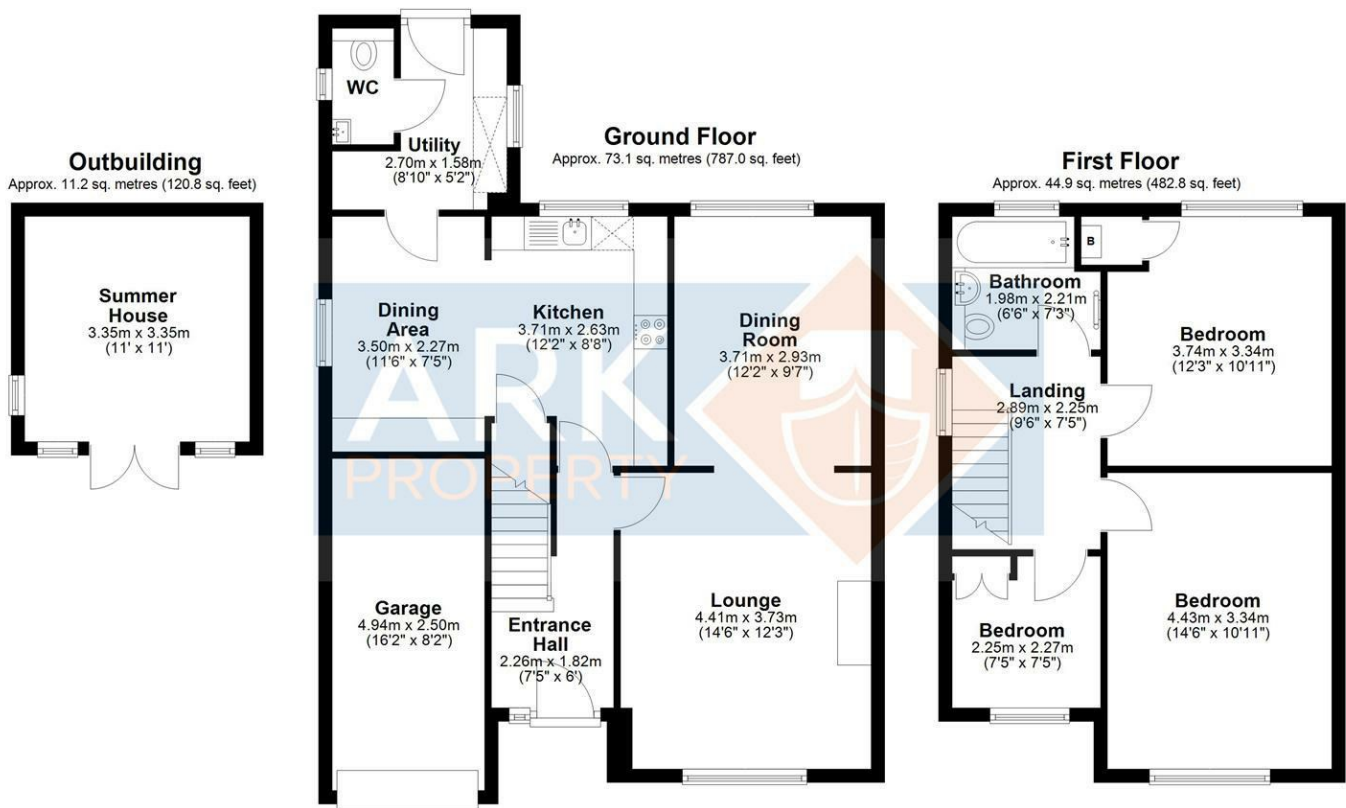
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

### **Disclaimer**

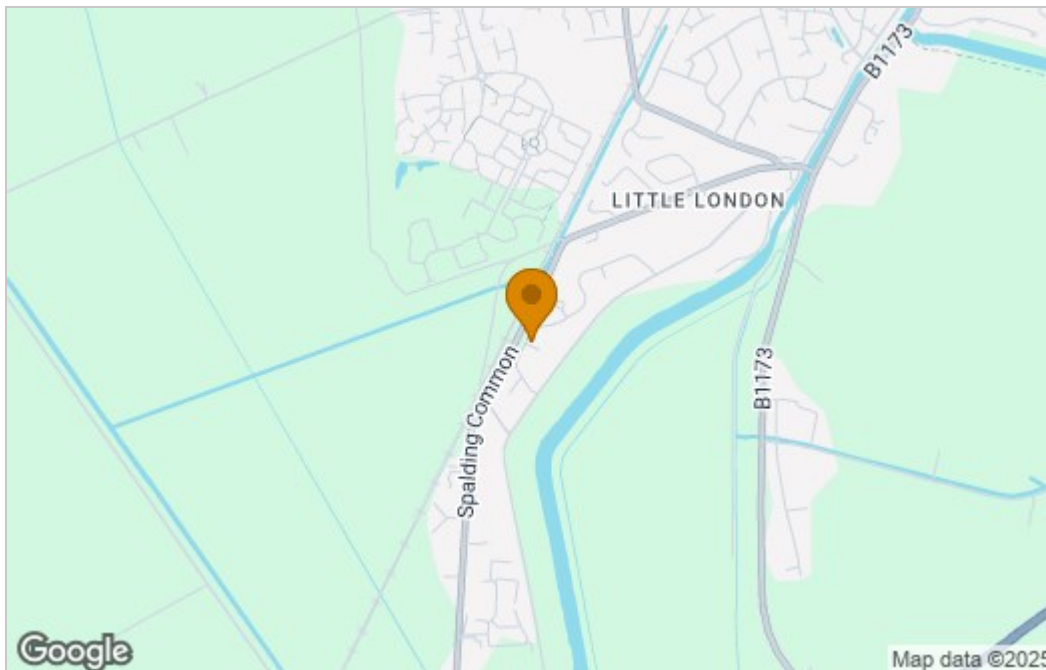
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## Floor Plan

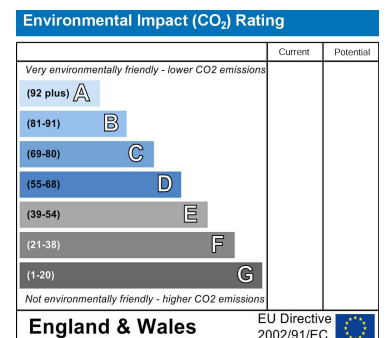
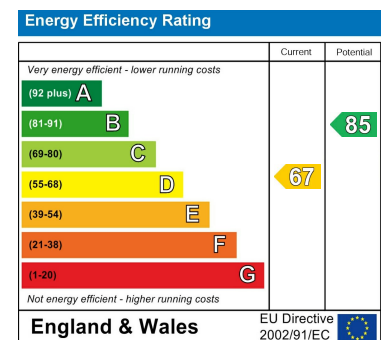


Total area: approx. 129.2 sq. metres (1390.6 sq. feet)

## Area Map



## Energy Efficiency Graph



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