



111 Willow Court, Spalding, PE12 6GF

£395,000

- Spacious family home with a practical layout designed for modern living
- Multiple living areas including a formal lounge and dedicated home office/Dining room
- Contemporary kitchen with central island, ideal for family meals and entertaining
- Four generous bedrooms upstairs, including two with en-suite bathrooms
- Low-maintenance rear garden perfect for children and relaxed outdoor time
- Driveway parking plus a double garage for secure storage and convenience
- New boiler fitted Feb 2025 with 10 year guarantee.
- Viewing Essential!

Built for busy family life, this generous home offers space to spread out and come together with ease. From the moment you walk in, the layout feels practical and welcoming, with multiple living zones that make juggling work, school, and downtime effortless. The heart of the home is the spacious kitchen with its central island — a natural hub for homework, casual meals, and weekend entertaining. Upstairs, four well-proportioned bedrooms provide room for everyone, including two with en-suites that help mornings run smoothly. Outside, the low-maintenance garden is ideal for children at play or relaxed family evenings, while the driveway and double garage take care of parking and storage. Finished in calm, neutral tones throughout, this is a home where a family can settle in and grow.

Entrance Hall 16'1" x 8'3" (4.92m x 2.54m)



Composite glazed door to front. Radiator. Laminate flooring with matwell. Built in understairs storage cupboard. Stairs to first floor landing. Doors to lounge, dining room, WC and kitchen.



Lounge 22'5" x 11'7" (6.85m x 3.54m)



PVC double glazed window to front. French doors to rear. Skimmed ceiling. Two radiators.



Dining Room/Office 12'1" x 9'11" (3.70m x 3.04m)



PVC double glazed window to front. Skimmed ceiling. Radiator. Wall mounted electric consumer unit.

Kitchen 21'7" x 13'4" (6.60m x 4.08m)



PVC double glazed window to rear. PVC double glazed window and PVC double glazed French double doors to side. Skimmed ceiling. Recessed spot lighting. Fitted with a matching range of base and eye level units with roll edge work surface and matching upstand. Built in island unit with breakfast seating. Composite sink drainer and mixer tap. Integrated fridge/freezer. Integrated dishwasher. Built in eye level twin Bosch ovens. Built-in four ring hob with extractor hood over. Two radiators. Tiled flooring.



Utility Room 6'3" x 5'4" (1.93m x 1.65m)



PVC double glazed door to rear. Skimmed ceiling. Extractor fan. Radiator. Fitted with matching base and eye level units with matching upstand. Stainless steel sink unit with drainer and mixer tap. Plumbing for washing machine and space for tumble dryer. Wall mounted mains gas central heating boiler (New

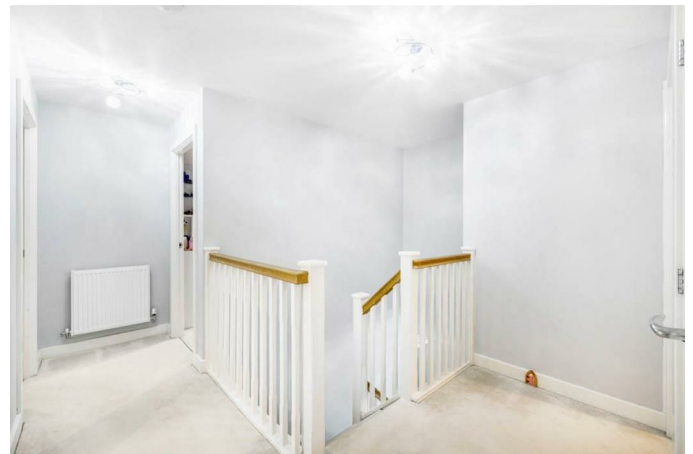
boiler fitted Feb 2025 with 10 year guarantee). Tiled flooring.

Cloakroom 5'9" x 5'0" (1.76m x 1.53m)



PVC double glazed window to rear. Skimmed ceiling. Fitted with a two piece suite comprising, pedestal wash hand basin and close coupled toilet with push button flush. Radiator. Vinyl flooring.

First Floor Landing 9'3" x 12'7" (2.83m x 3.84m)



Skimmed ceiling. Loft access. Built in airing cupboard with hot water cylinder. Doors to bedrooms and bathroom.

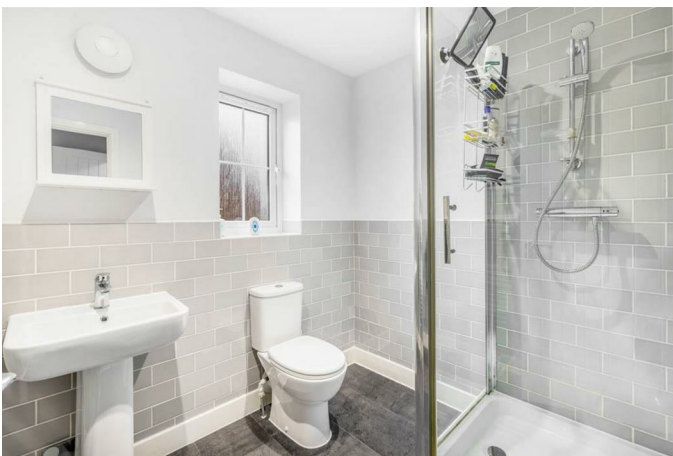
Bedroom 1 11'7" x 14'9" (3.54m x 4.50m)



PVC double glazed windows to rear and side. Skimmed ceiling. Radiator. Built-in double door wardrobe. Door to en-suite.



En-suite 7'5" x 6'1" (2.27m x 1.87m)



PVC double glazed window to side. Skimmed ceiling. Recessed spot lighting. Fitted with a three piece

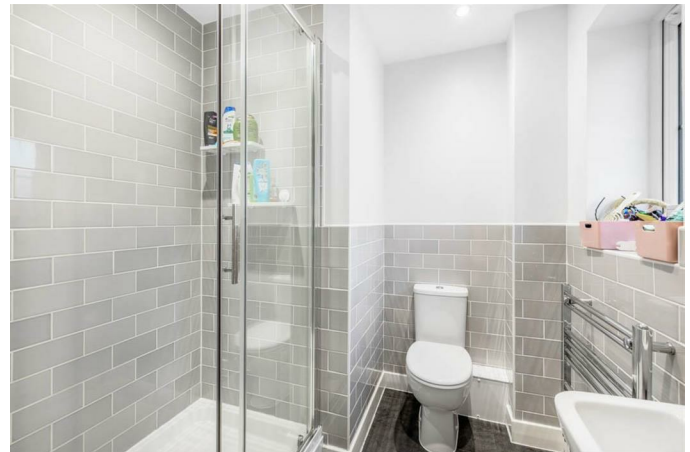
suite comprising shower cubicle with glass door and thermostatic bar shower. Pedestal wash hand basin with chrome mixer tap. Close coupled toilet with push button flush. Chrome heated towel rail. Half height wall tiling. Shaver point. Extractor fan. Vinyl flooring.

Bedroom 2 11'0" x 11'5" (3.37m x 3.48m)



PVC double glazed window to front. Skimmed ceiling. Radiator. Door to en-suite.

En-suite 6'3" x 6'5" (1.92m x 1.98m)



PVC double glazed window to front. Skimmed ceiling. Recessed spot lights. Fitted with a three piece suite comprising tiled shower enclosure with glass sliding door. Pedestal wash hand basin with chrome mixer tap. Close coupled toilet with push button flush. Extractor fan. Half height wall tiling. Shaver point. Chrome heated towel rail. Radiator. Vinyl flooring.

Bedroom 3 11'1" x 11'9" (3.38m x 3.59m)



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



Bedroom 4 12'3" x 10'3" (3.74m x 3.13m)

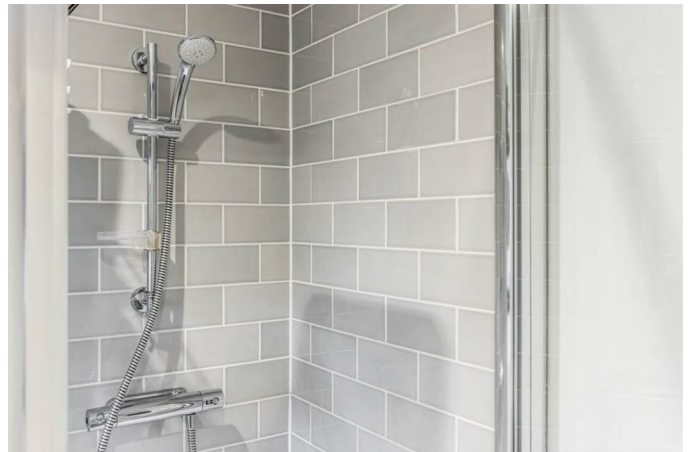


PVC double glazed window to front. Skimmed ceiling. Radiator.

Bathroom 6'3" x 8'3" (1.92m x 2.52m)



PVC double glazed window to rear. Skimmed ceiling. Recessed spot lighting. Fitted with a four piece suite comprising panelled bath with chrome mixer tap. Pedestal wash hand basin with chrome mixer tap. Tiled shower cubicle with glass folding door. Close coupled toilet with push button flush. Shaver point. Chrome heated towel rail. Extractor fan. Vinyl flooring.



Outside



To the front of the property is a driveway providing parking and leading to the double garage. Footpath leading to the entrance door. Side gated access to the rear.

The rear garden is enclosed by timber fencing. Laid to lawn with patio seating area. Rubber mulch play area with swing set. Outside power and lighting. Outside cold water tap.



Double Garage 18'3" x 18'3" (5.57m x 5.57m)

Twin electric up and over doors. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE12 6GF

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: E

Annual charge: £200 per annum paid to Encore Estates

Property construction: Brick built

Electricity supply: Octopus Energy

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating. New boiler fitted Feb 2025 with 10 year guarantee.

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 and Double 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: B86

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

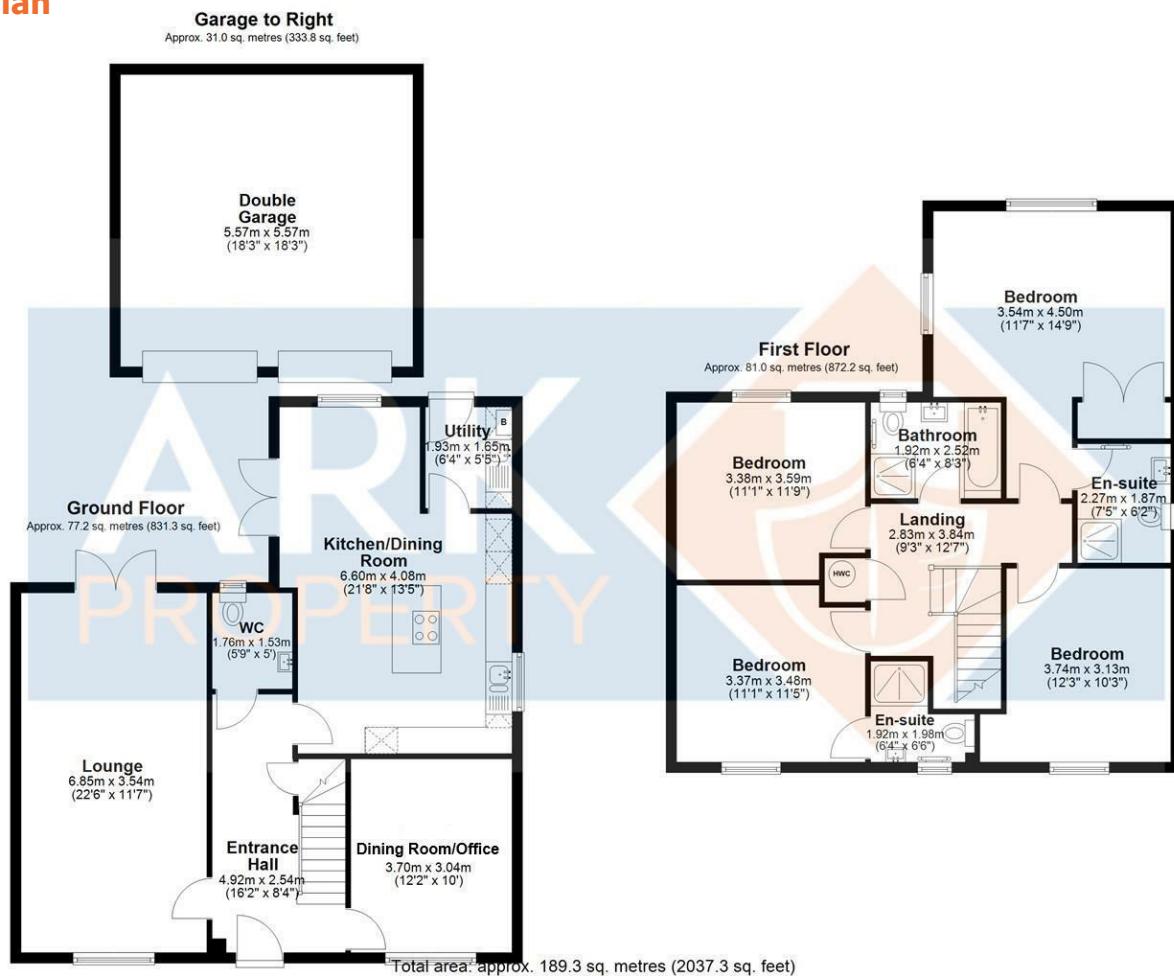
We can also offer full Financial and Solicitor services.

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

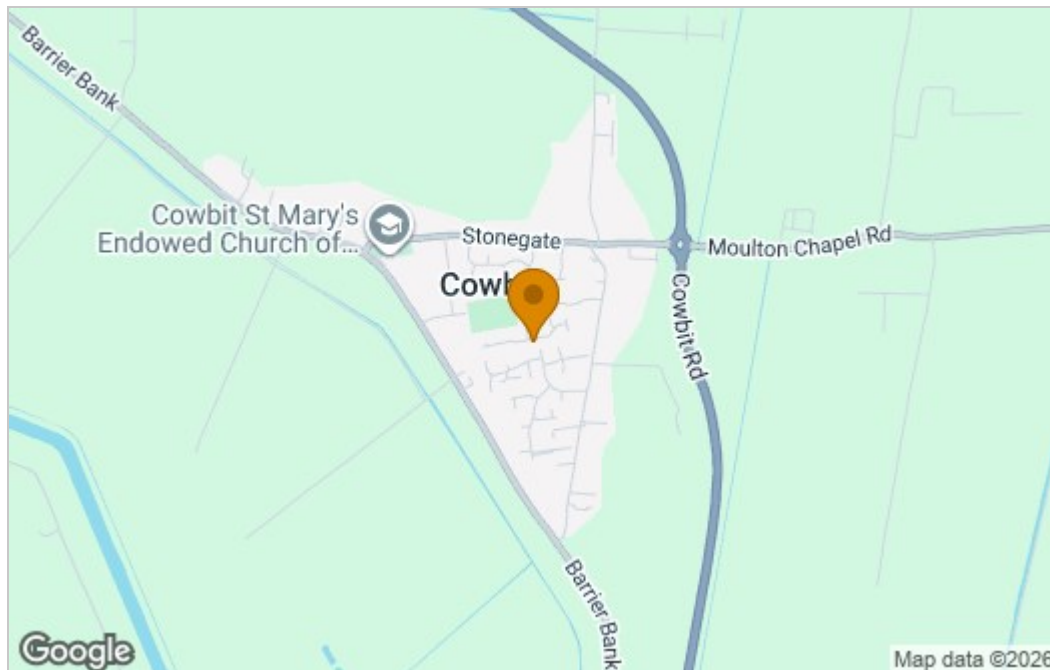
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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

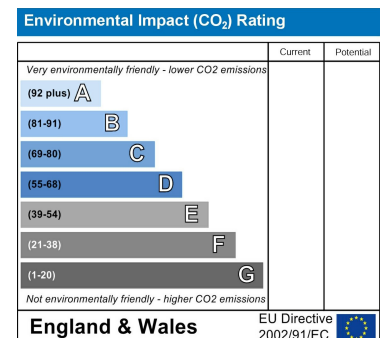
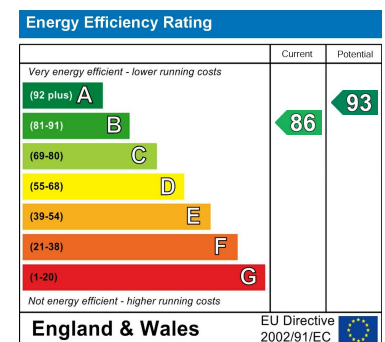


All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form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

