



5 Wentworth Close, Spalding, PE11 2SN

£275,000

- Extended three-bedroom detached home in a quiet cul-de-sac location
- Spacious living areas including lounge diner and kitchen diner
- Useful ground floor amenities – utility room and WC
- Ample off-road parking leading to a single garage
- Generous rear garden with covered patio, brick-built BBQ area, and workshop
- Ideal family home with well-proportioned bedrooms and modern family bathroom

Three Bedroom Detached Home – Wentworth Close, Spalding.

Situated in a sought-after cul-de-sac location, this extended three-bedroom detached property offers spacious and versatile accommodation, ideal for modern family living. The ground floor comprises a welcoming entrance hall, generous lounge diner, stylish kitchen diner, useful utility room and convenient WC. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the home boasts ample off-road parking leading to a single garage. To the rear, a generous garden provides the perfect space for entertaining, featuring a covered patio seating area, a brick-built BBQ area, and a useful workshop.

Early viewing is highly recommended to appreciate all this fantastic home has to offer.

Entrance Porch



PVC double glazed door and windows. Tiled flooring. Glazed door opening to hallway.

Entrance Hallway 11'11" x 5'11" (3.65m x 1.81m)



Coving to ceiling. Tiled flooring. Radiator. Stairs to first floor landing. Understairs storage cupboard. Door opening to kitchen/diner.



Kitchen/Breakfast Room 11'3" x 8'4" & 10'7" x 7'4" (3.45m x 2.55m & 3.23m x 2.24m)



PVC double glazed windows to rear. Skimmed ceiling. Recessed spot lighting. Tiled flooring. Two radiators. Fitted with a matching range of base and eye level units with roll edged work surface. Four ring gas hob with extractor hood over and integrated electric oven and grill under. Integrated fridge. Space for fridge/freezer. Door to lounge/diner and utility room.



Utility Room 6'7" x 4'7" (2.03m x 1.42m)



PVC double glazed window and door to rear. Skimmed ceiling. Recessed spot lighting. Tiled flooring. Radiator. Fitted worktop with space and plumbing for washing machine. Under counter fridge. Door to cloakroom.

Cloakroom



PVC double glazed window to front. Skimmed ceiling. Recessed spot lighting. Fitted close coupled toilet. Wall mounted wash hand basin with tiled splash back.

Lounge 12'0" x 12'4" (3.66m x 3.77m)



PVC double glazed bay window to front. Coving to ceiling. Laminate flooring. Brick feature fireplace with capped off gas point. Opening to dining room.

First Floor Landing 7'2" x 7'5" (2.19m x 2.28m)



Window to side. Coving to ceiling. Loft access. Doors to bedrooms and bathroom.



Dining Room 11'5" x 9'9" (3.48m x 2.99m)



Patio doors opening to garden. Coving to ceiling. Laminate flooring. Radiator.



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

**Bedroom 2 10'10" x 10'11" (into cupboard)
(3.32m x 3.33m (into cupboard))**



PVC double glazed window to rear. Coving to ceiling. Radiator. Fitted full height mirrored door wardrobe and airing cupboard with fitted shelf, hanging rail and wall mounted mains gas central heating boiler.

Bedroom 3 9'3" x 7'5" (2.82m x 2.27m)



PVC double glazed window to front. Radiator.

Bathroom 6'7" x 7'5" (2.03m x 2.28m)



PVC double glazed window to rear. Coving to ceiling. Radiator. Vinyl flooring. Fitted panelled bath with chrome mixer tap and telephone style shower attachment. Toilet. Pedestal wash hand basin.

Outside



The property can be found at the bottom of a cul de sac of 8 properties and benefits from generous off road parking to the front, leading to the entrance door and garage. Gated access leads to the rear garden.

The rear garden is enclosed by timber fencing with lawn area, tiled covered seating area. Further patio seating with a brick built barbeque. Workshop to rear. There is outside lighting and cold water tap available.



Garage



Up and over vehicular door to front. Power and light connected.



Property Postcode

For location purposes the postcode of this property is: PE11 2SN

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: Scottish Power

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 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: D62

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

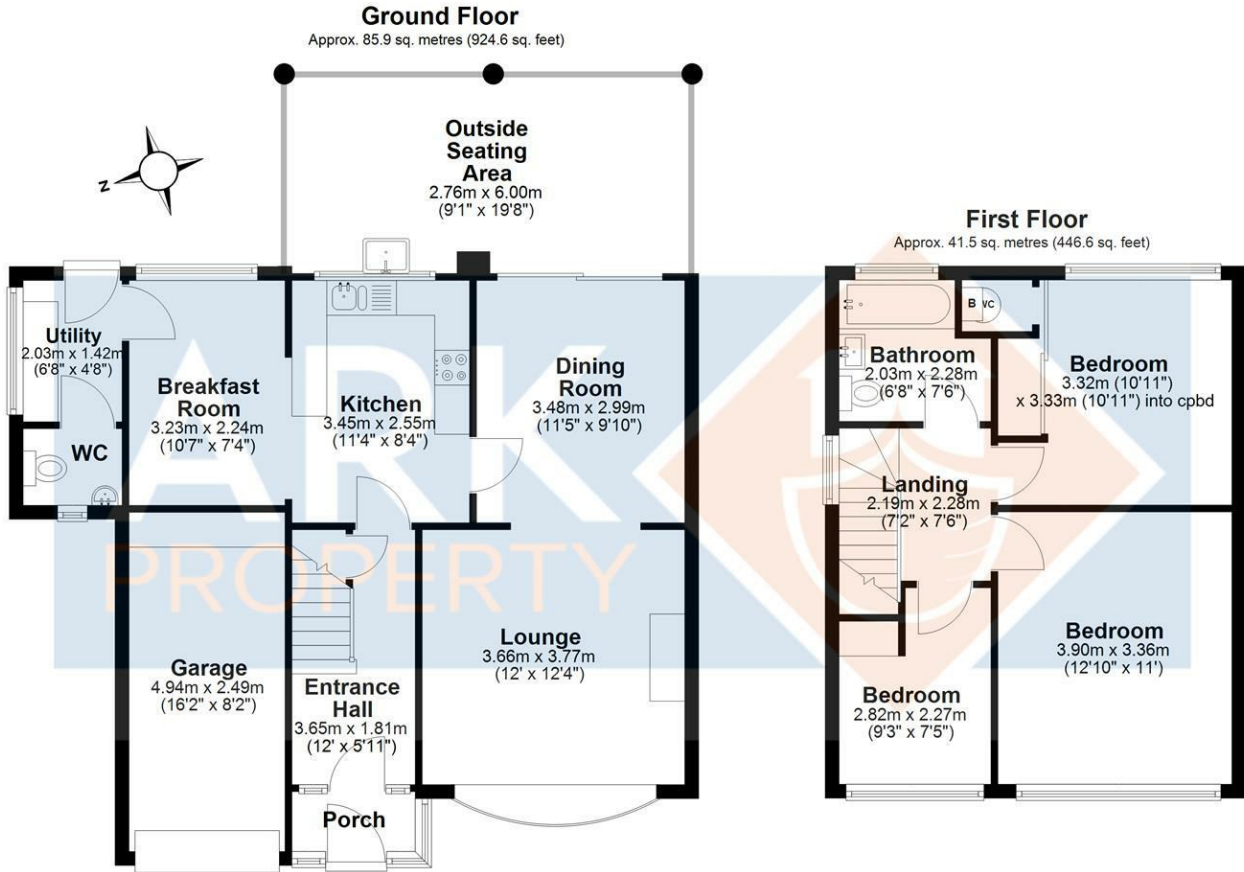
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Floor Plan



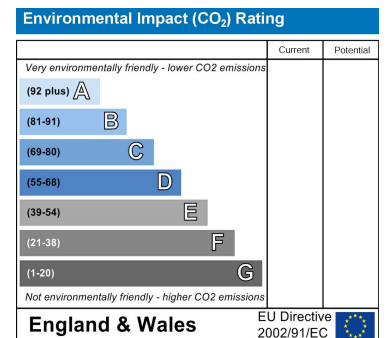
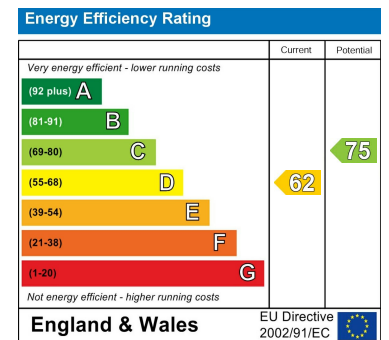
Total area: approx. 127.4 sq. metres (1371.1 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

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

