



41 Poppy Close, Spalding, PE11 3FQ

£155,995

- Built in 2013 by Broadgate Homes, a well-known local developer.
- Two double bedrooms and a modern family bathroom.
- Spacious lounge and kitchen diner with ground floor cloakroom/WC.
- Enclosed rear garden offering a private outdoor space.
- Allocated parking plus additional visitor spaces nearby.
- No onward chain – ready for immediate occupation.

Modern Two Bedroom Home on Poppy Close, Spalding.

Built in 2013 by the well-regarded local developer Broadgate Homes, this attractive two bedroom property offers modern living in a popular residential area. Presented in good order throughout and available with no onward chain, the home is ideal for first-time buyers or those looking to downsize.

The ground floor features a welcoming lounge, a spacious kitchen diner, and a convenient cloakroom/WC. Upstairs there are two double bedrooms and a well-appointed family bathroom. Outside, the property enjoys an enclosed rear garden, allocated parking, and additional visitor spaces close by.

Situated in a quiet cul-de-sac within easy reach of Spalding's town centre and local amenities, this modern home offers comfortable, low-maintenance living in a sought-after location.

Lounge 12'9" x 13'1" (3.91m x 3.99m)



UPVC double glazed door and window to front. Radiator. Stairs to first floor landing.



Kitchen 12'7" x 10'3" (3.84m x 3.14m)



UPVC double glazed window and door to rear. Matching range of base and eye level units. Sink unit with mixer tap over. Built in oven, hob and extractor hood. Space for washing machine. Space for fridge freezer. Radiator.



Cloakroom 3'0" x 5'7" (0.93m x 1.71m)



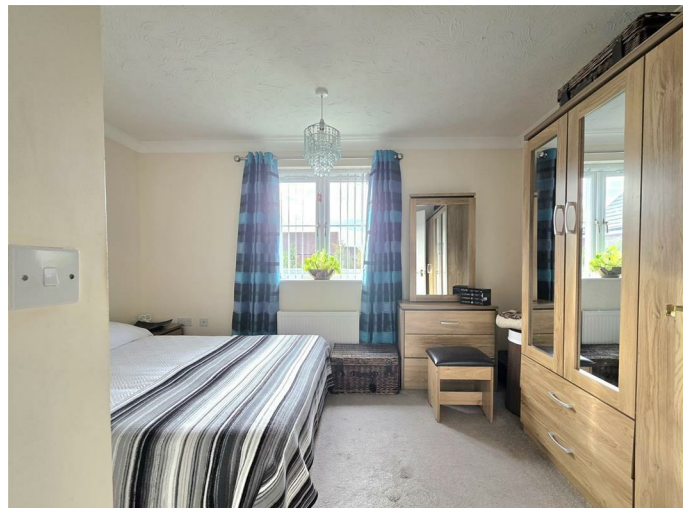
Toilet. Wash hand basin. Radiator. Extractor fan.

First Floor Landing 6'7" x 5'5" (2.01m x 1.66m)



Doors to bedrooms and bathroom.

Bedroom 1 8'11" x 12'7" (2.72m x 3.85m)



UPVC double glazed window to front. Radiator.



Bedroom 2 8'0" x 8'9" (2.45m x 2.68m)



UPVC double glazed window to front. Radiator.
Fitted wardrobe housing wall mounted boiler.

Bathroom 5'6" x 6'3" (1.70m x 1.92m)



Three piece suite comprising of Toilet. Wash hand basin. Panelled bath with cradle shower tap. Radiator. Extractor fan.



Outside



To the front there is an allocated parking space. The rear garden is enclosed by timber fencing. Lawn area with mature shrubs. Gated rear access.



Property Postcode

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

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: A

Annual charge: No

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

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: Allocated parking

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: C79

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

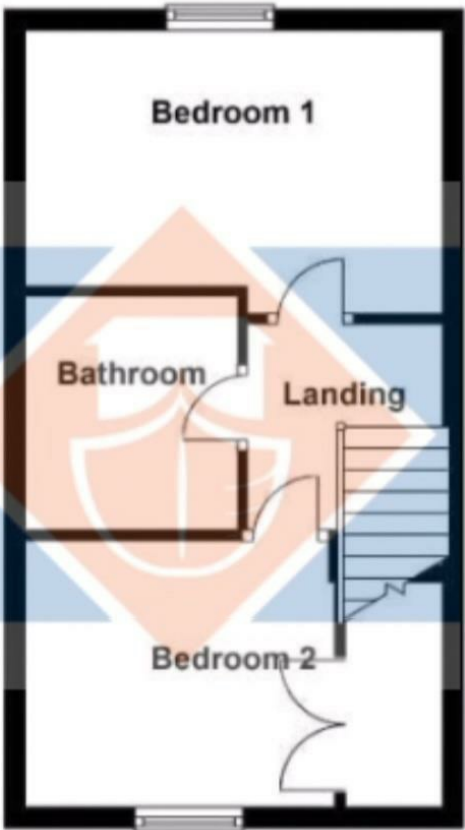
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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

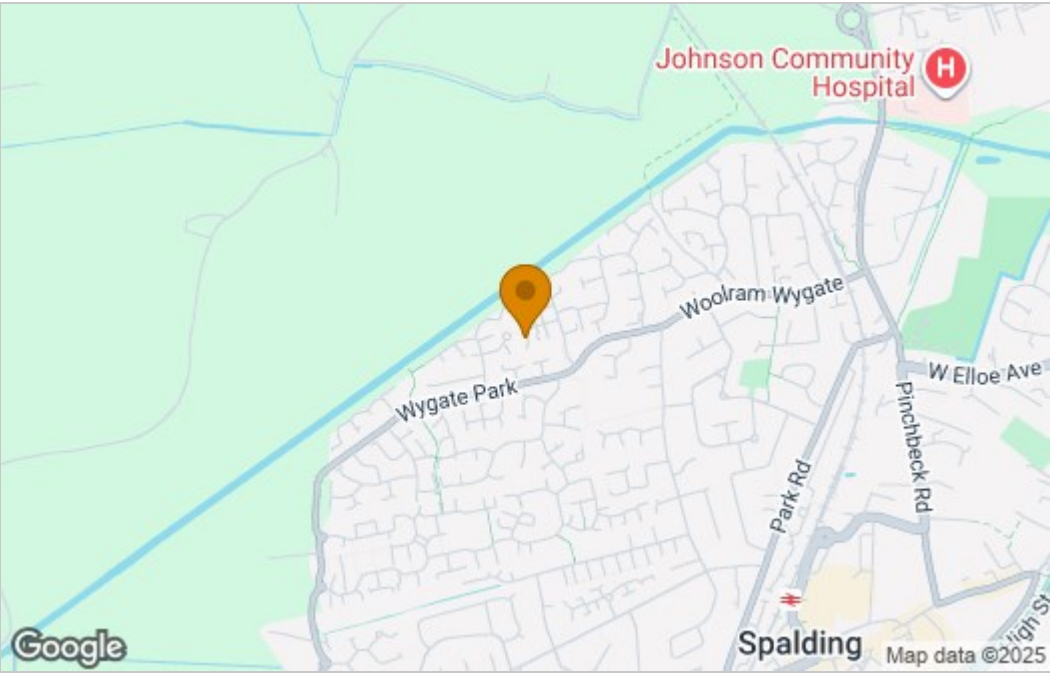
Ground Floor



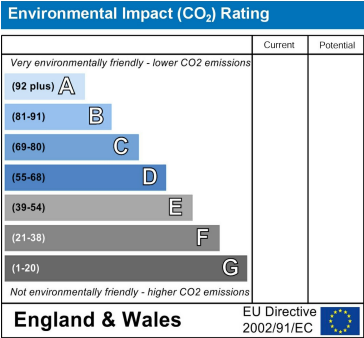
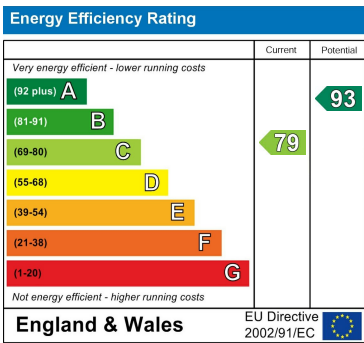
First Floor



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>

