

## **23 Harlequin Drive, Spalding, PE11 3GL**

**£1,700 Per Month**

A bright 5-bedroom detached house with double garage and front-facing field views. The property enjoys sunlight throughout the day and features an enclosed rear garden with decking, patio, and lawn.

Inside there's an entrance hall, large kitchen/diner, utility, and generous lounge. The first floor has three double bedrooms (one en-suite) and a family shower room, with two further double bedrooms and a shower room on the second floor. Conveniently located within walking distance of local schools and nurseries, and just a 5-minute drive from the town centre, shops, and local amenities, making it an ideal home for families seeking space, comfort, and convenience. Council Tax Band E. Deposit £1961.53.



## Entrance Hall



Glazed entrance door to the front, radiator, and telephone point. Stairs lead to the first-floor landing, with doors opening to the lounge, kitchen/diner, and cloakroom.

## Cloakroom



Fitted with a w/c and wash hand basin, radiator, and tiled flooring.

## Lounge 23'3" x 11'8" (7.09 x 3.58)



Two UPVC windows to the front aspect, flame-effect fire in surround, two radiators, two TV points, and UPVC sliding doors opening to the rear garden. Carpeted throughout.

## Kitchen/Diner 23'3" x 12'0" (7.09 x 3.66)



Comprising a range of base and eye-level units, built-in eye-level oven, ceramic hob, integrated fridge freezer and dishwasher, and tiled splashbacks. Features two UPVC windows to the front and two to the rear, breakfast bar, television point, two radiators, and door leading to the utility room.

## Utility Room 6'9" x 5'1" (2.08 x 1.57)



Worktops with plumbing for a washing machine, sink unit with double cupboard underneath, boiler, radiator, and UPVC door to the garden.

## Landing



UPVC window to front aspect, doors to three bedrooms, family shower room, and airing cupboard. Radiator and stairs leading to the second-floor landing.

### Shower Room



Towel radiator, walk-in shower, wall-mounted hand basin with drawers, w/c, tiled flooring, and rear-facing window.

### Bedroom One 16'10" x 11'10" (5.15 x 3.61)



Two UPVC windows to front aspect, carpeted, radiator, TV point, built-in wardrobe, and door to en-suite.

### En-Suite



Two UPVC windows to rear aspect, walk-in shower, w/c, hand basin, towel radiator, and tiled flooring.

### Bedroom Two 12'9" x 12'0" (3.91 x 3.66)



Two UPVC windows to rear aspect, carpeted, radiator, TV point, and built-in wardrobe.



**Bedroom Three 11'10" x 10'5" (3.61 x 3.18)**



Two UPVC windows to front aspect, carpeted, radiator, and TV point.

**Landing**



Velux roof window to rear aspect, doors to bedrooms four and five, bathroom, and storage cupboard.

**Bedroom Four 18'4" x 11'8" (5.61 x 3.58)**



Velux windows to front and rear aspects, carpeted, radiator, and TV point.

**Bedroom Five 12'2" x 12'0" (3.71 x 3.66)**



UPVC window to front, carpeted, radiator, TV socket, and loft access.

### Bathroom 12'0" x 5'8" (3.66 x 1.73)



Velux roof window to rear, bath with shower over, w/c, hand basin, towel radiator, and tiled flooring.

### Double Garage



Brick-built with twin up-and-over doors to front, personnel door to side, loft storage, lighting, and power connected.

### Exterior



Rear garden fully enclosed with timber fencing, mainly laid to lawn with shaped borders, separate patio, timber pergola, and side access gate

### Property Postcode

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

### 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.

### 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.

### Rental Application

**Holding Deposit:** A refundable holding deposit (to reserve a property) equivalent to one week's rent. This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. responding to reasonable requests for information required to progress the agreement) before the 'deadline for agreement'. The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).

**Deposit:** A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above

**Changes to the Tenancy:** Payments to change the

tenancy when requested by the tenant, is capped at £50, or reasonable costs incurred if higher  
**Early Termination:** If a tenant requests to leave before the end of their tenancy they will be charged to cover the financial loss that the landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early, and for the rent they would have received before the tenancy reaches its end.

**Late Rent Payment:** A late rent payment will be charged if the rent is outstanding after 14 calendar days and has still not been paid. We will levy the late payment until day 14 but charge from day one. The charge will be at 3% above Bank of England base rate for each day that the payment is outstanding.

**Lost Keys or Other Security Devices;** Tenants will be charged a fee to cover the cost of replacing a lost key or security device. This fee will be dependent on the style and make of the key/lock/device. Reasonable costs that have been incurred as a result of having to replace the key or security device will be charged to the tenant.

**Changes to the Tenancy;** When requested by the tenant there will be a charge capped at £50, or reasonable costs incurred if higher.

**Payment on variation, assignment or novation of a tenancy;** When a tenant has requested it, there will be A £50 (including vat) charge to vary, assign or replace a tenancy. The payment cannot exceed £50 (including VAT) or the reasonable costs of the person to whom the payment is to be made in respect of the variation, assignment or novation of a tenancy.

**Change of Sharer:** £50 per replacement tenant or any reasonable costs incurred if higher, to cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution.

**Payments in respect of Council Tax;** Tenants are required pay the Council Tax on the property they rent unless otherwise stated in the tenancy agreement.

**Payments for utilities;** The tenant is responsible for payment for or in connection with the provision of a utility if the tenancy agreement requires the payment to be made. NB: In the Tenant Fees Act, utility, means electricity, gas or other fuel, water or sewage.

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## PROTECTION SCHEME

WE ARE MEMBERS OF THE PROPERTY OMBUDSMAN REDRESS SCHEME

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

### Verified Material Information

Council tax band: E

Property construction: Brick

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast are available

Mobile coverage: As stated by Ofcom, EE is good outdoor and variable in-home, o2, three and Vodafone are good outdoor.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very low. Other flood risks - Groundwater - This location is outside of a groundwater flood alert area. Reservoirs - Flooding from reservoirs is unlikely in this area.

Planning permission: Please refer to South Holland District Council for any relevant planning applications in the area.

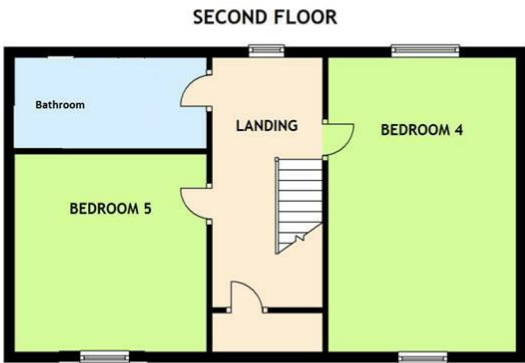
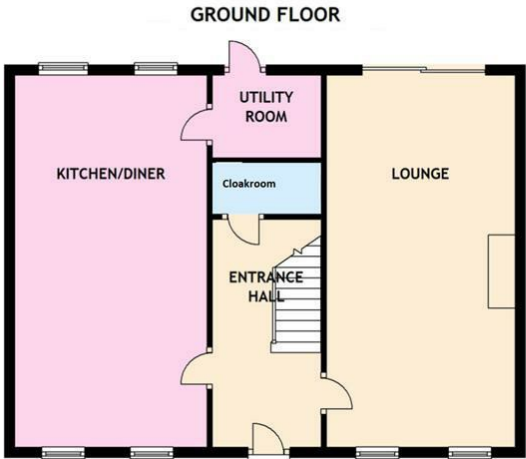
Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B

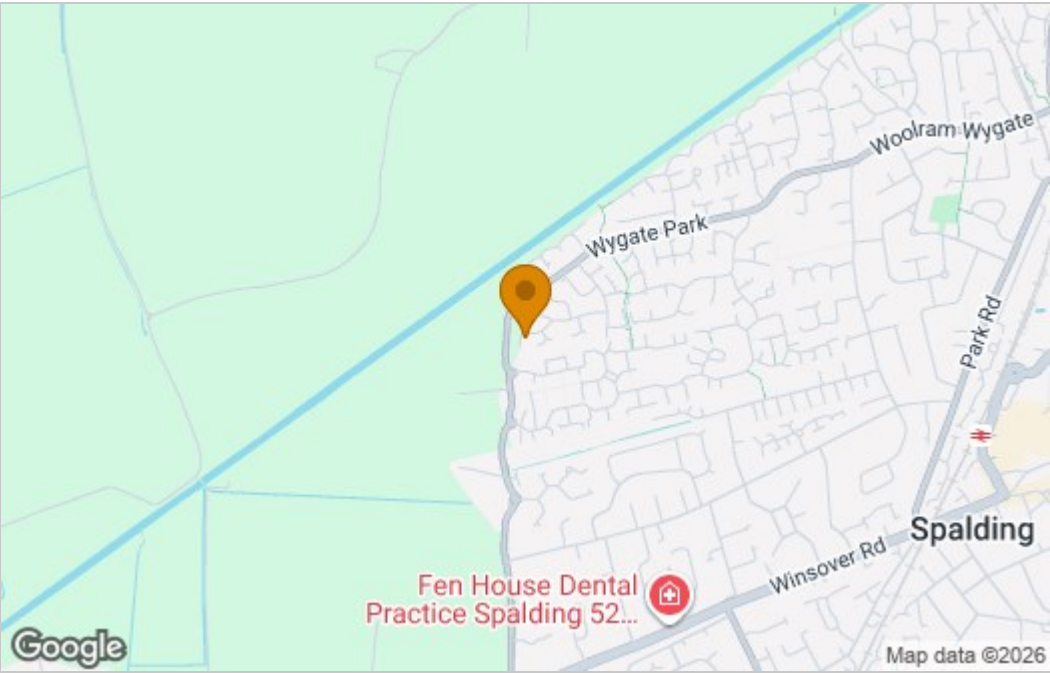


Floor Plan



These Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate. These plans will not show the correct wall thicknesses, especially in older properties. We will aim to provide plans that are accurate and correctly represent the rooms within the property. We do not, however, provide any guarantees, warranty or representation as to the total accuracy and completeness of the floor plan. Anyone relying on the information provided in the property details (and floor plans) should conduct a careful, independent investigation of the property to determine the suitability of the property for their requirements.

Area Map



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Energy Efficiency Graph

