



## 95 Stonegate, Spalding, PE11 2PQ

**£315,000**

- Stunning architect design extension
- Open plan living
- Beautiful established rear garden
- Tastefully decorated throughout
- Popular location within walking distance to schools and amenities
- Larger than standard garage with roller door
- Kerb appeal
- Bi-folding doors leading to patio area
- Modern shower room
- Viewing is highly recommended



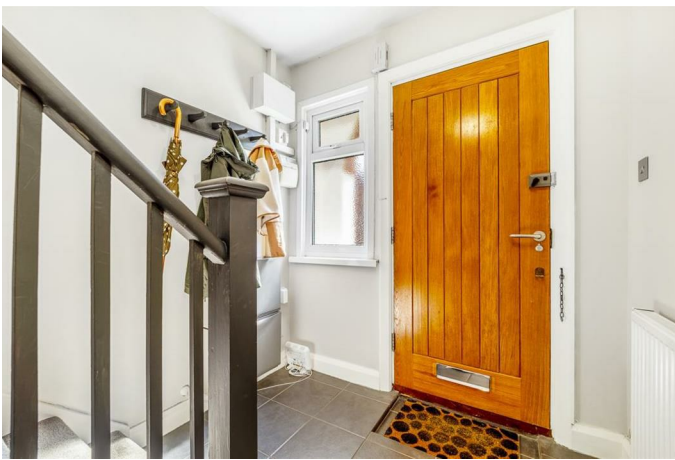
## Standout Style & Stunning Space – A Must-See Home

This one will grab your attention from the very first photo. Boasting serious kerb appeal, the modern design and striking light render truly make this home stand out from the rest in the area.

Step inside and the wow factor continues. A stylish extension has transformed the ground floor into a light, airy, and beautifully open-plan living space – perfect for relaxing or entertaining, all while enjoying views over the stunning rear garden.

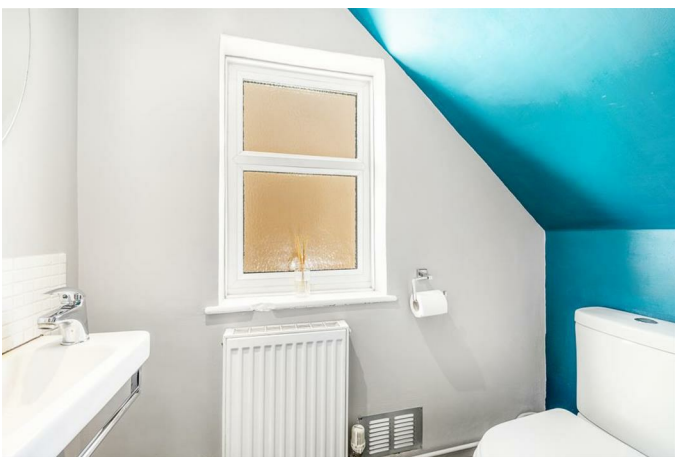
This is a home that looks as good as it feels. You won't be disappointed – book your viewing today!

### Entrance Hall 12'11" x 6'7" (3.94m x 2.02m)



Oak door and UPVC window to front. Tiled flooring. Radiator. Stairs to first floor.

### Cloakroom



UPVC window to side. Wash hand basin with tiled splash back. Toilet. Radiator. Vinyl flooring. Extractor fan.

### Lounge 10'7" x 12'0" (3.24m x 3.68m)



UPVC box bay window to front. Feature fireplace with tiled surround and hearth. Wood effect laminate flooring. Radiator.

### Dining Room 13'0" x 12'0" (3.97m x 3.68m)



Tiled flooring. Radiator. Opening to open plan living/kitchen.



### Open Plan Living/Kitchen 11'3" x 21'10" (3.45m x 6.68m)



Architecturally designed area with double glazed aluminium roof lights. Heated tiled flooring. Double glazed aluminium bi-fold doors leading to garden. Double glazed aluminium window to rear. Double glazed aluminium door to side leading to garden. Bookcase built into the rear of the kitchen units. Walnut worktop with built in power points. Matching base units with built in storage. Pull out larder. Built in dishwasher. Stainless steel sink unit with drainer and mixer tap over. Tiled splash back. Space for American style fridge freezer with built in surround.



### Utility Room 10'1" x 6'7" (3.08m x 2.02m)

UPVC window to side. Matching wall and base units. Sink unit with drainer and mixer tap over. Space and plumbing for washing machine. Tiled flooring. Boiler.

### First Floor Landing 8'2" x 7'9" (2.50m x 2.37m)



UPVC window to side. Carpeted. Loft access.

### Shower Room 7'8" x 7'8" (2.36m x 2.35m)



Two UPVC windows to side. Walk in shower with shower attachment over. Wash hand basin set in vanity unit. Toilet. Extractor fan. Heated towel rail. Partially tiled walls. Tiled flooring. Built in storage cupboard.



**Bedroom 1 13'1" x 10'11" (4.00m x 3.35m)**



UPVC window to rear. Radiator. Carpeted. Built in wardrobes with sliding doors.

**Bedroom 3 7'6" x 7'9" (2.29m x 2.38m)**



UPVC window to front. Radiator. Wood effect laminate flooring.

**Bedroom 2 10'7" x 10'11" (3.24m x 3.35m)**



UPVC window to front. Radiator. Built in wardrobes with sliding doors. Wood laminate flooring.

**Outside**



Front: Gravel driveway leading to Garage. Lawn area enclosed by low level brick wall.  
Rear: Enclosed by timber fencing. Well established trees and bushes. Large patio area leading to lawn area. Raised decking area ideal for entertaining. Two timber sheds. Timber workshop with sliding doors to front, power and light connected.



**Garage/Workshop 29'8" x 14'11" (9.05m x 4.57m)**

Tandem garage with roller vehicular door to front. Door leading to garden. Pedestrian door from kitchen. Power and light connected.

**Property Postcode**

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

**Additional Information**

There is option to build on top of the garage (it is a steel frame structure and the foundations are deep enough) should a future owner wish to do that.

**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: B

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

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.

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 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: D63

**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.

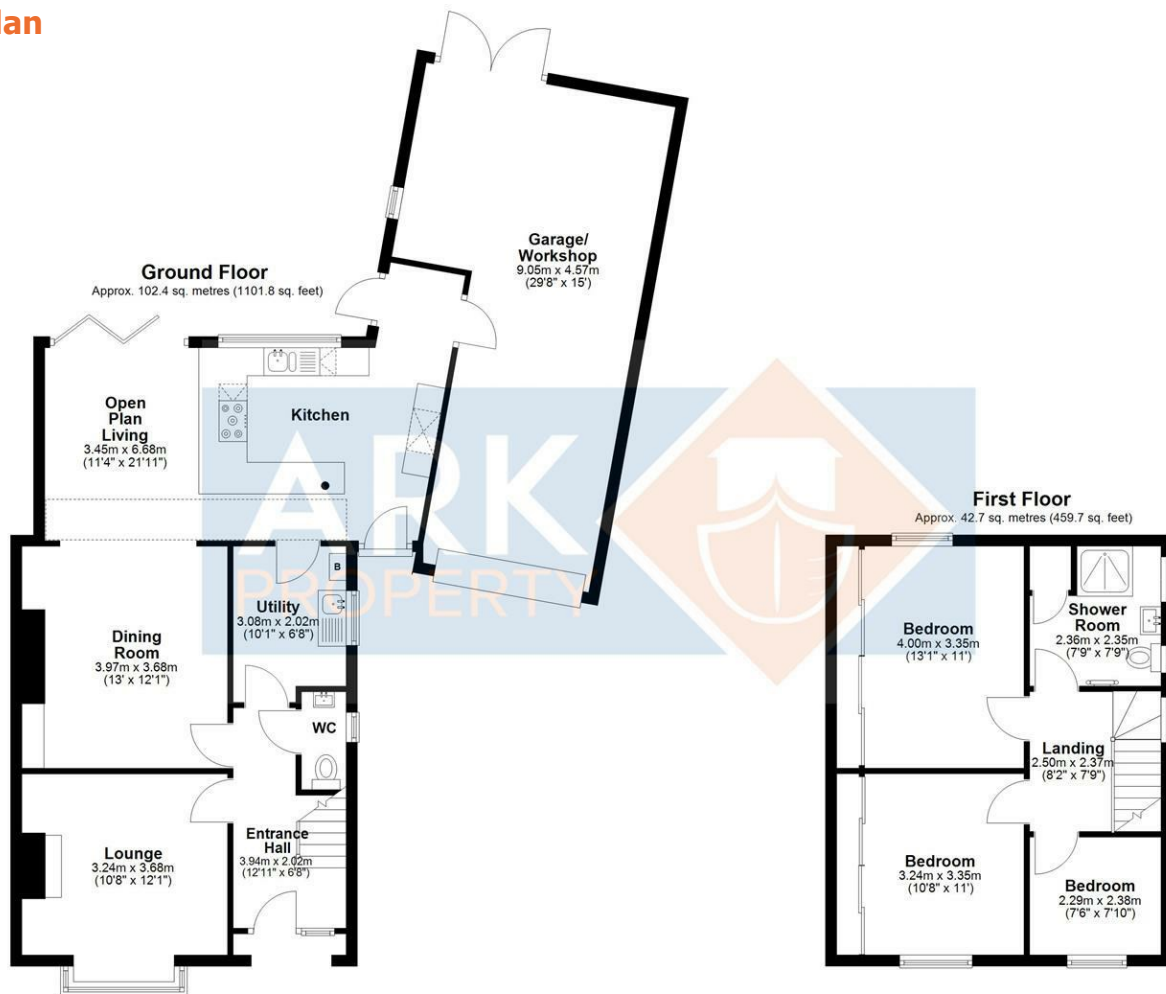
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

**Disclaimer**

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.

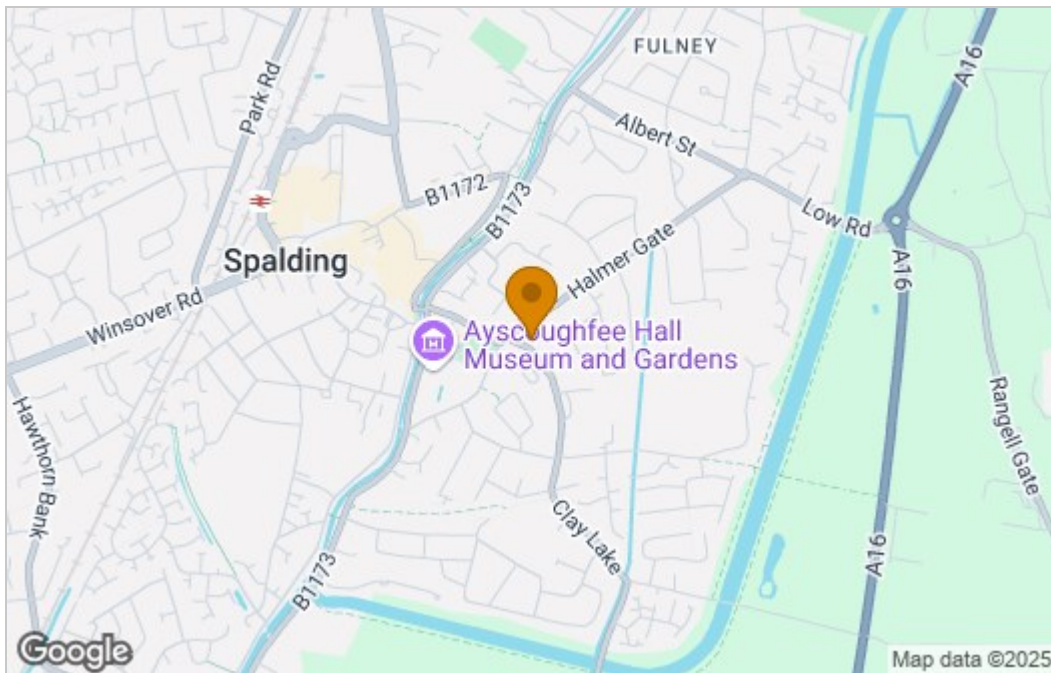


## Floor Plan

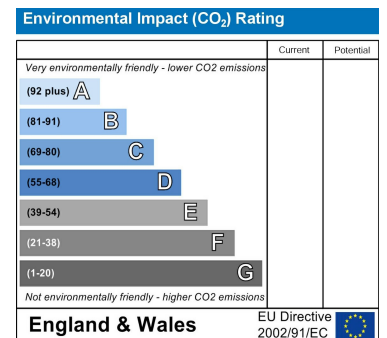
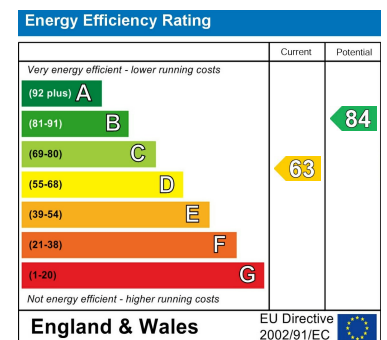


Total area: approx. 145.1 sq. metres (1561.6 sq. feet)

## Area Map



## Energy Efficiency Graph



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