ARK PROPERTY









18 Hardwick Close, Crowland, PE6 0FP

£275,000

- Popular location of Crowland
- Within walking distance of the centre
- Built by renowned developers Woodgate
- Popular traditional layout
- Good size bedrooms
- En-suite to main bedroom
- Low maintenance rear garden
- Off road parking to front
- Neutrally presented throughout
- Register with Ark for all new listings

www.arkpropertycentre.co.uk
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Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Spacious living at its finest – welcome to Hardwick Close.

Situated on a small, exclusive development in the heart of this thriving town, this impressive home was built by the renowned local developer, Woodgate Developments.

Offering a spacious and beautifully flowing layout, the property has a wonderful sense of space and a welcoming feel throughout. Internally, the generous room sizes provide excellent versatility, with the real showstopper being the stunning kitchen, complete with a fantastic central island – the perfect space for both everyday family life and entertaining.

Upstairs, there are three generously proportioned bedrooms, with the principal bedroom benefiting from a stylish, neutral en-suite, alongside a well-appointed family bathroom.

A superb home with a great layout, quality finish and a fantastic feel throughout. **This property really needs to be seen to be fully appreciated.**

Entrance Hall

Entrance door to front. Stairs to first floor landing.

Lounge 16'10" x 15'4" (5.14m x 4.68m)



Window to front. Radiator. Wood effect flooring.



Kitchen 11'6" x 12'0" (3.52m x 3.68m)



Window to rear. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Electric hob with extractor hood over. Built in eye level oven and grill. Built in dishwasher. Built in fridge/freezer. Tiled flooring.



Dining Area 10'4" x 8'10" (3.17m x 2.71m)



French doors to rear garden. Radiator. Tiled flooring.

Utility Area 5'1" x 6'7" (1.56m x 2.03m)



Base and eye level units with work surface over. Sink unit with drainer and mixer tap. Radiator. Space and plumbing for washing machine. Space for tumble dryer. Tiled flooring.

Cloakroom



Toilet. Wash hand basin. Radiator. Tiled flooring.

First Floor Landing



Doors to bedrooms and bathroom. Built in airing cupboard with hot water cylinder.

Bedroom 1 11'0" x 13'2" (3.36m x 4.02m)



Window to front. Radiator. Built in double door wardrobe.



En-suite 4'11" x 5'8" (1.50m x 1.74m)



Window to front. Heated towel rail. Shower cubicle. Toilet. Wash hand basin. Tiled walls. Tiled flooring. Extractor fan.

Bedroom 2 8'4" x 10'7" (2.55m x 3.24m)



Window to rear. Radiator. Built in double door wardrobe.

Bedroom 3 10'7" x 7'8" (3.23m x 2.36m)



Window to rear. Radiator.

Bathroom 6'5" x 7'6" (1.97m x 2.30m)



Window to side. Panelled bath with shower over. Wash hand basin. Toilet. Heated towel rail. Tiled walls. Tiled flooring. Shaver point. Extractor fan.

Outside



The front of the property has a pathway leading to the front door. Allocated parking in front of the property. Side gated access to the rear garden.
The rear garden is enclosed by timber fencing. Patio area. Lawn area.

Property Postcode

For location purposes the postcode of this property is: PE6 0FP

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: C
Annual charge: No
Property construction: Brick built
Electricity supply: Eon
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
Building safety issues: No
Restrictions: No

Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - low. 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: B85

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.

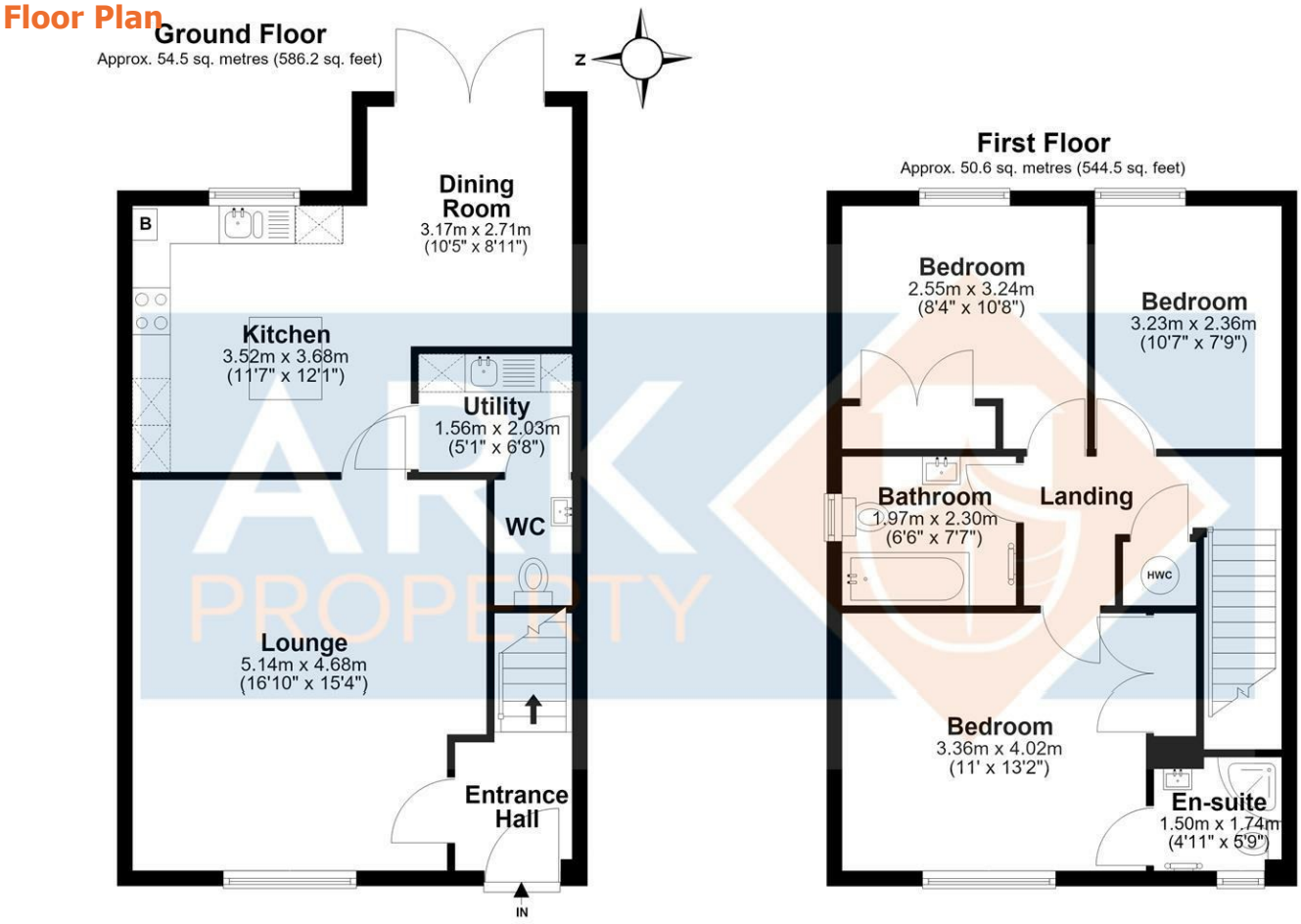
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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

Floor Plan



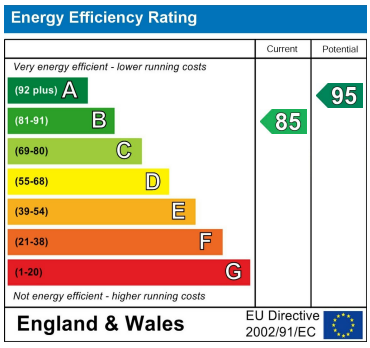
Total area: approx. 105.0 sq. metres (1130.7 sq. feet)

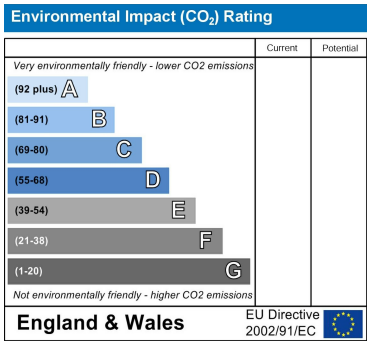
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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