



## 2 The Spinney, Kirton, PE20 1DE

**£425,000**

- Executive four double bedroom detached home with solar panels
- Situated on a private drive of just five properties
- Generous and versatile accommodation throughout
- Multiple reception rooms including lounge, dining room, study and conservatory
- Substantial block-paved driveway with oversized double garage and workshop area
- Well-proportioned rear garden ideal for entertaining and family use

An impressive executive four double bedroom detached home, tucked away on a private drive of just five properties in the sought-after village of Kirton. Generously proportioned throughout, the accommodation comprises an inviting entrance hall, WC, lounge, dining room, study, kitchen breakfast room and conservatory to the ground floor. Upstairs offers four spacious double bedrooms, including a principal bedroom with ensuite, along with a modern family bathroom. Externally, a substantial block-paved driveway provides ample parking and leads to an oversized double garage with workshop area, while the rear garden offers an excellent space for relaxation and entertaining. The property benefits from a solar panel installation with solar boost and solar edge battery system providing greatly reduced running costs. The property also has a transferable Feed in tariff contract which provides quarterly payments for energy exported.

**Entrance Hall 11'9" x 15'0" (3.59m x 4.58m)**



Composite glazed door to front. UPVC window to front. Radiator. Stairs to first floor landing. Storage cupboard with hanging rail and shelf. Nest protect smoke and carbon monoxide detection with night walk lite.



**Lounge 21'1" x 16'1" (6.45m x 4.92m)**



Two UPVC sash windows to front. French doors to rear. Three radiators. Carpeted. Decorative fireplace.



**Dining Room 11'9" x 14'11" (3.59m x 4.55m)**



Two UPVC sash windows to front. Double radiator. Carpeted.

base and eye level units with work surface over. Tiled splash backs. Sink with drainer and mixer tap over. Built in dishwasher. Built in oven and grill. Gas hob and extractor hood over. Built in refrigerator and water softener.



**Kitchen 12'2" x 13'4" (3.72m x 4.07m)**



UPVC sash window to rear. French doors to rear. Radiator. Tiled flooring. Matching inset shaker style

**Breakfast Room 9'1" x 7'3" (2.79m x 2.21m)**



French doors leading to conservatory. Tiled flooring.

**Utility Room 8'10" x 5'3" (2.70m x 1.61m)**



UPVC door to rear. Base and eye level units with work surface over. Composite sink drainer with mixer tap over. Tiled splash back. Space and plumbing for washing machine. Space for tumble dryer. Boiler. Extractor fan.

**Cloakroom**



UPVC sash window to front. Concealed cistern toilet. Wash hand basin. Radiator. Partially tiled walls.

**Study 9'8" x 7'8" (2.96m x 2.36m)**

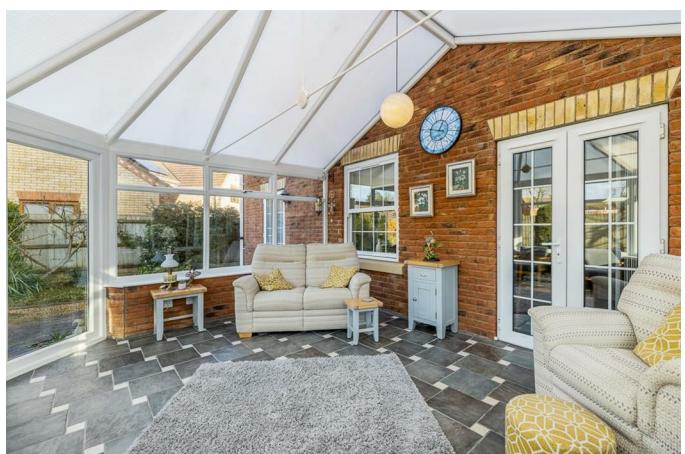


UPVC double glazed window to rear. Radiator. Laminate wood flooring.

**Conservatory 14'5" x 15'3" (4.41m x 4.67m)**



Brick and UPVC construction. French doors to garden. Tiled flooring.



**First Floor Landing 13'11" x 11'1" (4.25m x 3.39m)**



UPVC sash window to rear. Loft access. Carpeted. Radiator. Airing cupboard with shelving. Nest protect smoke and carbon monoxide detection with night walk lite.

**Bedroom 1 11'10" x 23'1" (into cupboard) (3.61m x 7.05m (into cupboard))**



Two UPVC sash windows to front. Radiator. Carpeted. Fitted bedroom suite comprising wardrobes, drawers and dressing table.



**En-suite 8'10" x 7'11" (2.70m x 2.42m)**



UPVC sash window to rear. Spot lighting. Stone flooring. Partially tiles walls. Fitted panel bath and separate shower cubicle. Heated towel rail. Radiator. Heritage wash hand basin. Toilet. Shaver point. Extractor fan. Range of fitted cabinets.



**Bedroom 2 10'5" x 12'11" (3.19m x 3.94m)**



Two UPVC sash windows to front. Radiator. Carpeted. Built in wardrobes with hanging rail and shelf.



**Bedroom 3 10'5" x 16'3" (3.18m x 4.96m)**



Two UPVC sash windows to rear. Radiator. Carpeted.



**Bedroom 4 8'9" x 10'8" (2.68m x 3.27m)**



UPVC sash window to rear. Radiator. Carpeted.

**Bathroom**



UPVC sash window to front. Spot lighting. Tiled flooring. Panelled walls. Fitted panel bath and separate shower cubicle. Radiator. Wash hand basin. Toilet. Shaver point. Extractor fan.

## Outside



There is a low maintenance frontage of gravel and shrubs. A pathway leads to the porch and front door.

The side of the property has a block paved driveway with off road parking leading to the garages. Additional parking available th the side of the garage for motorhome or similar behind wooden gates.

The rear of the property is enclosed by fencing and hedging with fully landscaped garden with established lawn area. Extended patio seating area.



## Double Garage



Twin electric roller doors. UPVC window to front and side. Power and light connected. Solar battery for solar panels. Shelving and storage space to the workshop area.

## Solar Panels



## Property Postcode

For location purposes the postcode of this property is: PE20 1DE

## 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: E

Annual charge: Private Drive - maintenance shared.

Property construction: Brick built

Electricity supply: Eon

Solar Panels: Yes, battery operated. Owned by the property.

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 Double Garage

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

Coalfeld or mining area: No

Energy Performance rating: C69

### **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**

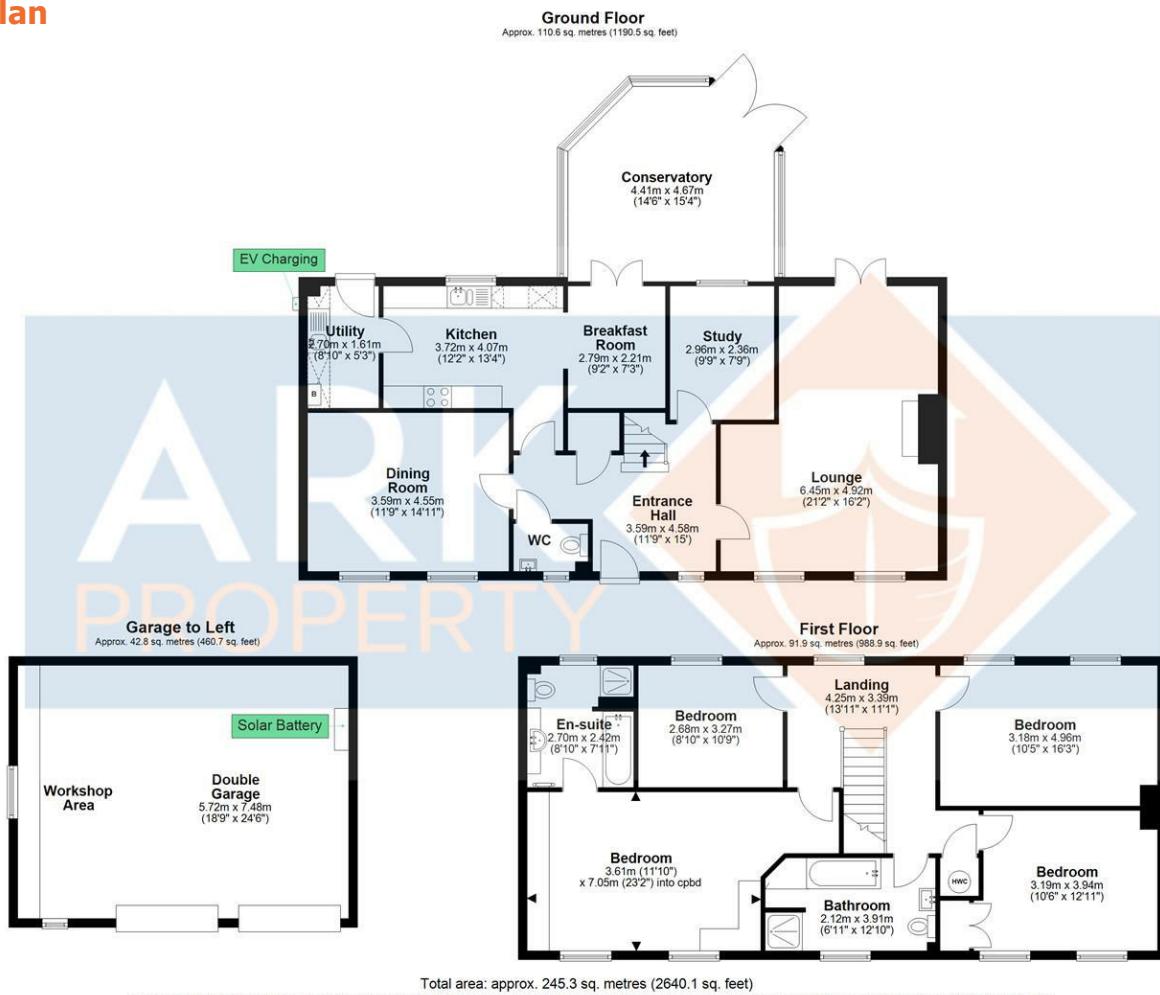
We can also offer full Financial and Solicitor services.

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



## Area Map



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## Energy Efficiency Graph

