



9 Akita Close, Spalding, PE11 3GJ

Offers Over £260,000

- Priced to sell !
- Nice flowing layout
- Neutral decor
- Within easy access of local amenities and river walks
- Ready to move straight in
- Detached house with four bedrooms
- Popular estate location
- Being sold with no forward chain

Four-Bedroom Home on Akita Close, Spalding – No Onward Chain.

Located in a sought-after area of Spalding, this well-presented four-bedroom home offers spacious and versatile living. The ground floor features an entrance hall, a generous lounge, separate dining room, and a modern kitchen with adjoining utility room and WC. Upstairs, you'll find four well-proportioned bedrooms, a family bathroom, and a private ensuite to the main bedroom. Outside, the property boasts a beautifully landscaped rear garden and a single garage. Offered with no onward chain, this is an excellent opportunity not to be missed.

Entrance Hall 14'7" x 6'4" (4.47m x 1.95m)

UPVC door to front. UPVC windows to side. Stairs to first floor landing. Radiator. Understairs storage cupboard.

Dining Room 12'4" x 8'9" (3.76m x 2.67m)



PVC double glazed bay window to front. Coving to ceiling. Laminate flooring. Radiator.

Lounge 10'7" x 15'5" (3.23m x 4.72m)



UPVC bay window to front. UPVC window and French doors to rear. Wood effect flooring. Radiator.

Kitchen 14'1" x 8'0" (4.31m x 2.46m)



UPVC window to front and side. Matching range of base and eye level units with work surfaces over. Tiled splash backs. Sink unit with drainer and mixer tap. Space for Rangemaster cooker. Stainless steel extractor hood. Integrated dishwasher. Integrated fridge/freezer. Tiled floor. Radiator.

Utility Room 7'1" x 5'1" (2.16m x 1.55m)



UPVC door to rear. Base and eye level units. Tiled splash backs. Tiled flooring. Space and plumbing for washing machine.

Cloakroom

Toilet. Wash hand basin. Tiled flooring. Extractor fan.

First Floor Landing 10'3" x 3'2" (3.13m x 0.97m)

Doors to bedrooms and bathroom. Airing cupboard.

Bedroom 1 12'6" x 9'0" (3.83m x 2.75m)



UPVC window to front. Radiator. Built in wardrobe.

En-suite 6'6" x 6'2" max (2.00m x 1.89m max)



UPVC window to front. Shower cubicle with shower over. Toilet. Wash hand basin set in vanity unit. Partially tiled walls. Tiled flooring.

Bedroom 2 12'4" x 7'4" (3.78m x 2.25m)



UPVC window to front. Radiator. Carpeted.

Bedroom 3 8'4" x 7'4" (2.56m x 2.25m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 4 6'9" x 8'9" (2.07m x 2.67m)



UPVC window to rear. Radiator. Carpeted.

Bathroom 5'6" x 7'4" (1.70m x 2.24m)

UPVC window to rear. Bath with shower attachment over. Toilet. Wash hand basin set in vanity unit. Partially tiled walls. Vinyl flooring. Heated towel rail.

Outside

Front: Pathway leading to the front door. Enclosed by metal railings. Gravel area.

Rear: Enclosed by timber fencing. Lawn area. Patio area.

Garage 17'10" x 10'2" (5.44m x 3.10m)

Up and over vehicular door. Power and light connected.

Property Postcode

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

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: C

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.

Parking: Driveway and Single 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: C73

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

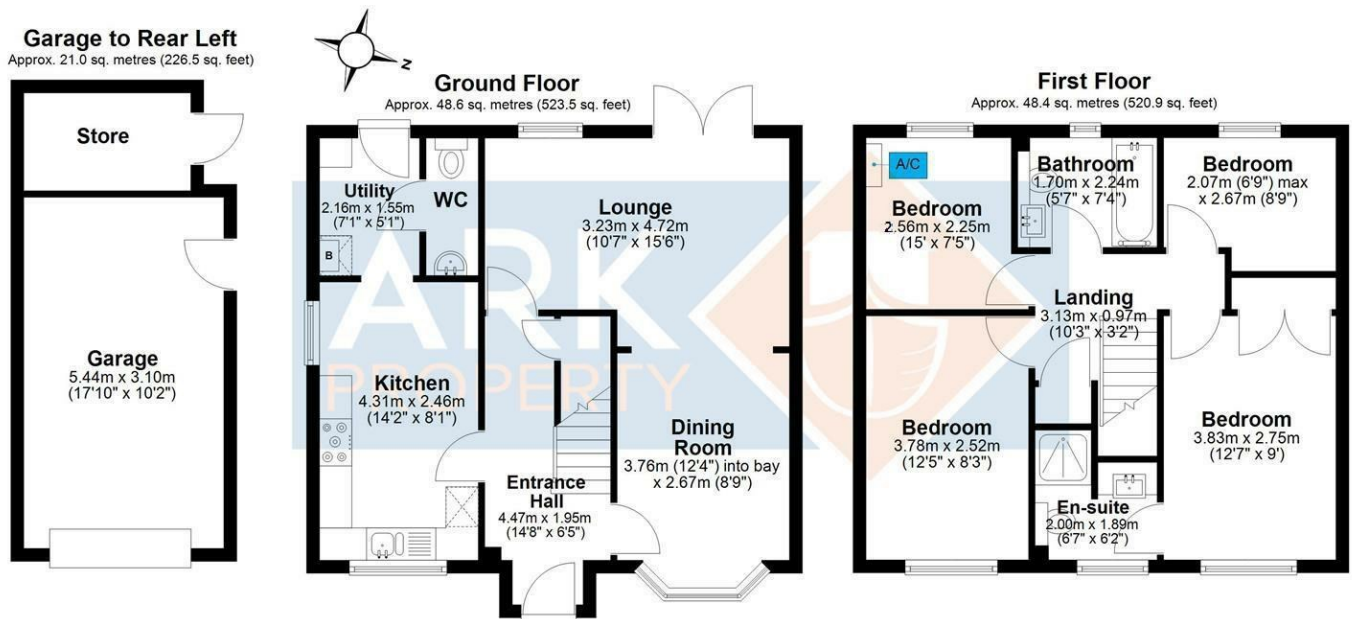
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

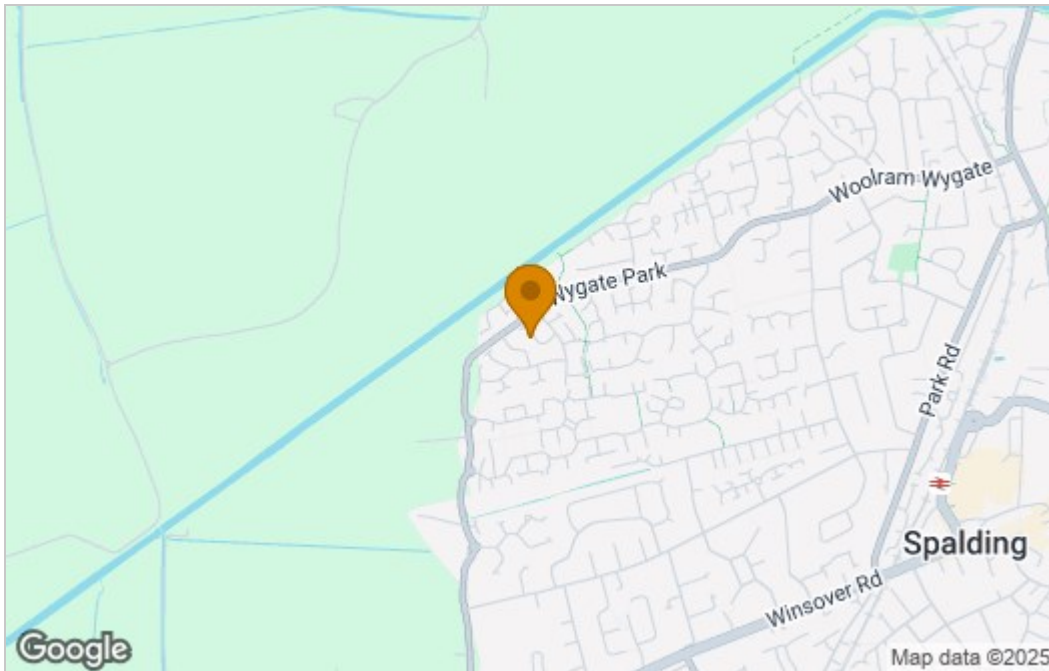
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Floor Plan

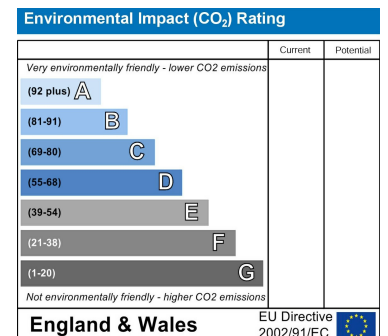
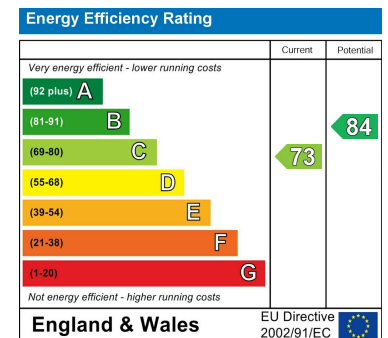


Total area: approx. 118.1 sq. metres (1270.9 sq. feet)

Area Map



Energy Efficiency Graph



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