



**61 West Elloe Avenue, Spalding, PE11 2BJ**

**£320,000**

- Double Garage
- Popular Location
- Allison Homes Build
- 2 x Reception Rooms
- Wrap Around Plot
- Four Good Sized Bedrooms
- On Slip Road Off West Elloe
- Sold With No Forward Chain

Discover this stunning executive home built by the renowned developer Allison Homes, ideally located close to town and offered with no onward chain for a seamless purchase. This beautifully designed property sits on a generous wrap around plot, featuring spacious rooms perfect for modern living and entertaining. Complete with a double garage for ample parking, this home is an opportunity not to be missed. Book your viewing today!

**Entrance hall**

Upvc door with side panel either side to front. Radiator. Staircase. Wood effect laminate flooring.

**Lounge 20'10" x 11'11" (6.36 x 3.64)**



Upvc window to front. Dado rail. Upvc patio doors to rear. Gas fire with surround. 2 radiators.

**Dining Room 10'4" x 10'0" (3.15 x 3.07)**



Upvc window to front. Radiator. Carpeted.

**Kitchen/Diner 10'1" x 17'0" (3.09 x 5.20)**



Upvc window to rear. Matching wall and base units with work top over. Gas hob with extractor over. Boiler in cupboard. Radiator. Tiled Floor. Pantry understairs cupboard.

**Rear Lobby**

Upvc window re rear. Upvc door to rear. Tiled floor.

**Utility Room 6'4" x 11'3" (1.95 x 3.45)**



Upvc window to side. Matching wall and base unit with worktop over. Plumbing for washing machine. Space for tumble dryer. Stainless steel sink drainer. Radiator. Tiled floor.

**Cloakroom 3'10" x 6'2" (1.18 x 1.88)**

Upvc window to side. Tiled walls. Wash hand basin. WC. Extractor fan. Carpet tiled floor.

**Landing**

Upvc window to front. Loft Access.

**Bedroom 1 10'7" x 11'11" (3.24 x 3.65)**



Upvc window to front. Radiator. Carpeted.

**Bedroom 2 11'3" x 10'7" (3.43 x 3.25)**



Upvc window to front. Radiator. Carpeted.

**Bedroom 3 9'10" x 11'11" (3.02 x 3.65)**



Upvc window to rear. Radiator. Carpeted.

**Bedroom 4/Dressing Room 9'4" x 10'8" (2.85 x 3.26)**



Upvc window to rear. Radiator. Carpeted. Double shower cubicle with separate shower extension and rainwater head. Fully tiled. Airing cupboard.

**Bathroom 5'6" x 7'1" (1.68 x 2.18)**



Upvc window to rear. Heated towel rail. Extractor fan. Wash hand basin. WC. Bath. Carpeted.

**Exterior**

Front: Concrete driveway providing off road parking for 2 cars plus. Lawn area. Bushes to front. Side gate. Pathway leading to front door.

Rear: Pathway leading around the property to a side patio area. Greenhouse. Gravel. Decking area. Lawn area which leads to a second patio area and summerhouse. Further lawn area wrapping around the side garden. Rear garden is fully enclosed with fence panelling.

### Double Garage

Power and light connected. Pedestrian doorset to side elevation. 2 x single electric roller vehicular doorsets.

### Property Postcode

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

### 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: D  
Annual charge: None  
Property construction: Brick Built  
Electricity supply: British Gas  
Solar Panels: None  
Other electricity sources: None.  
Water supply: Anglian Water, water meter.  
Sewerage: Mains  
Heating: Gas central heating.  
Heating features: None.  
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 and O2 is Limited over Voice and None over Data. Vodafone is None over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor: EE, Three, O2 and Vodaphone is Likely over Voice and Data.

Parking: Driveway and Double Garage

Building safety issues: None.

Restrictions: No

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C71

### 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.

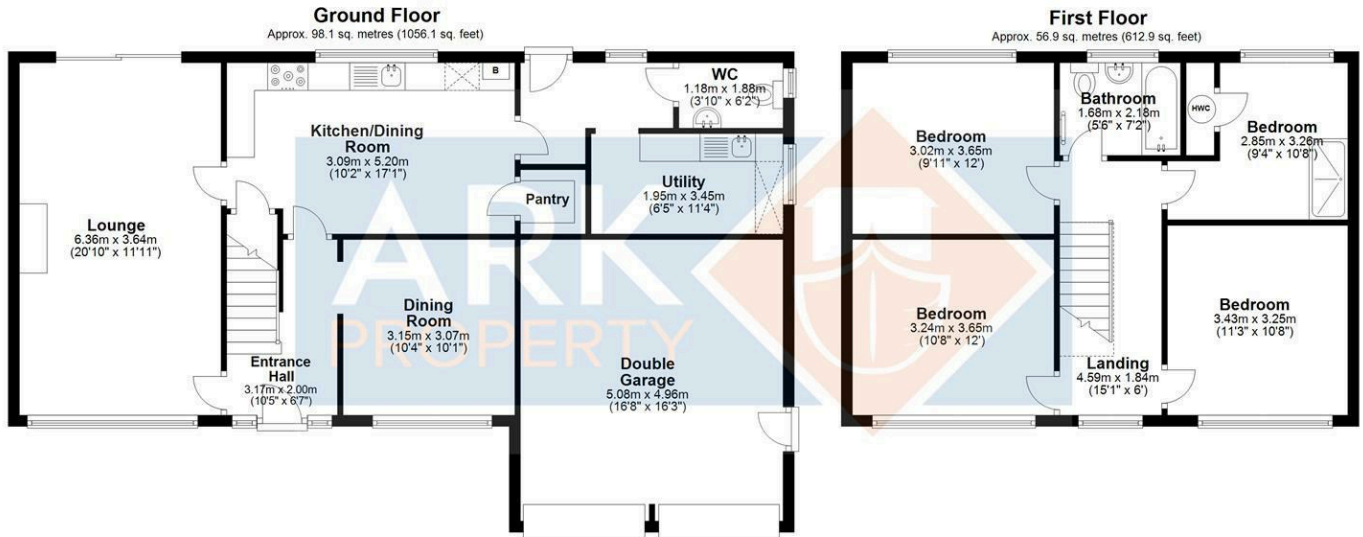
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### 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.

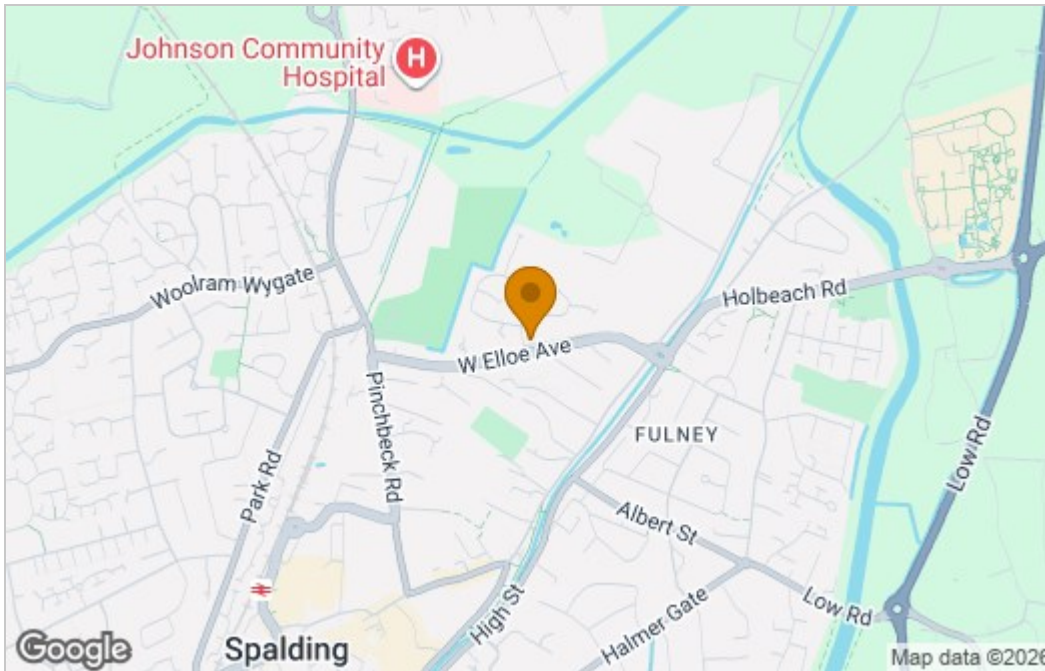
Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan

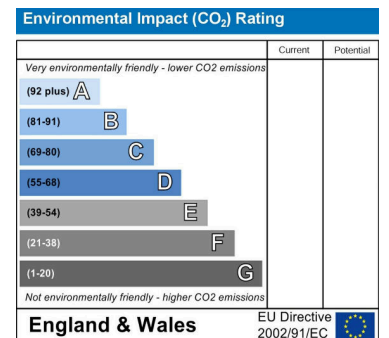
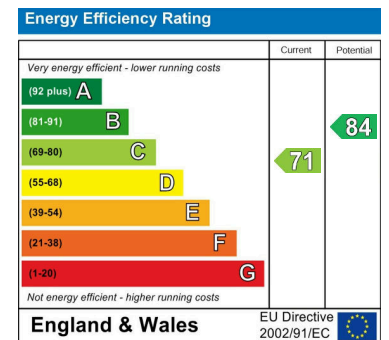


Total area: approx. 155.1 sq. metres (1669.0 sq. feet)

## Area Map



## Energy Efficiency Graph



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