

## **19 Maple Grove, Spalding, PE11 2LE**

**Offers Over £350,000**

- Stunning original features
- Popular location
- Four good size bedrooms
- Beautifully presented throughout
- Large rear garden
- En-suite to bedroom 1
- Green views to front
- Electric garage door
- Great flowing layout
- MUST VIEW TO BE APPRECIATED

Welcome to Maple Grove – a stunning home in one of Spalding’s most sought after areas, offering both charm and modern living.

From the moment you arrive, this property impresses with its kerb appeal. Step inside and you’ll find beautiful original parquet flooring, a stylish modern kitchen, and tastefully updated bathrooms. Every room has been carefully maintained and decorated to create a warm and inviting atmosphere.

The home boasts generously sized bedrooms, with the master benefitting from its own en-suite – perfect for convenience and comfort.

Outside, the property continues to delight. The large rear garden is thoughtfully divided into different areas, making it a versatile space for relaxation, entertaining, or family fun. It’s truly a garden to fall in love with

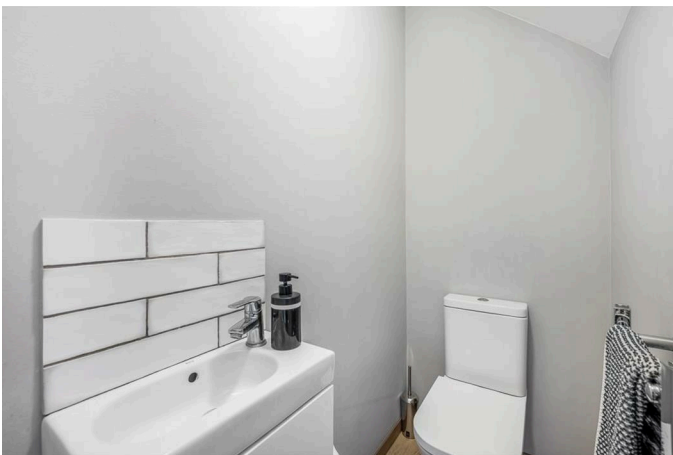
This home really does have it all – space, style, and a fantastic location. Don’t miss your chance to make it yours!

**Entrance Hall 12'2" x 9'10" (3.72m x 3.02m)**



UPVC double glazed entrance door and window to front. Radiator. Parquet wooden flooring. Stairs to the first floor.

**Cloakroom**



Fitted with two piece suite comprising, wash hand basin and close coupled toilet. Heated towel rail.

**Dining Room 14'2" x 11'11" (4.32m x 3.64m)**



UPVC double glazed bay window to the front. Wooden flooring. Radiator.

**Lounge 13'11" x 11'10" (4.25m x 3.63m)**



UPVC double glazed window to side and French doors to conservatory. Feature gas fireplace set in stone surround. Radiator. Wooden flooring.

**Garden Room 9'6" x 11'1" (2.90m x 3.40m)**



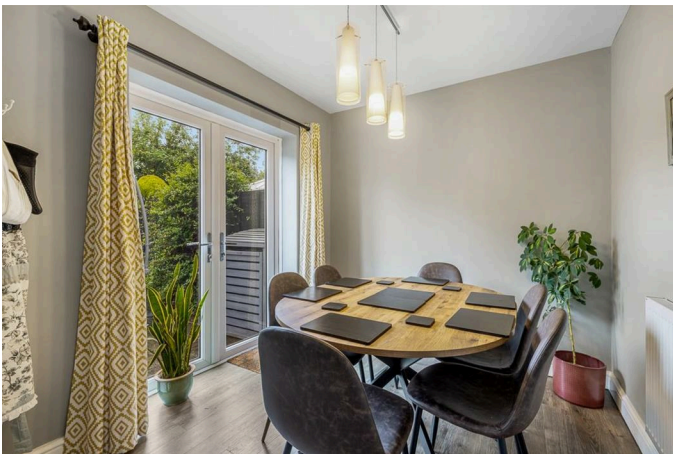
UPVC double glazed construction with insulated roof. Radiator. Tiled flooring. French doors leading to the garden.

**Kitchen 10'7" x 11'10" (3.25m x 3.63m)**



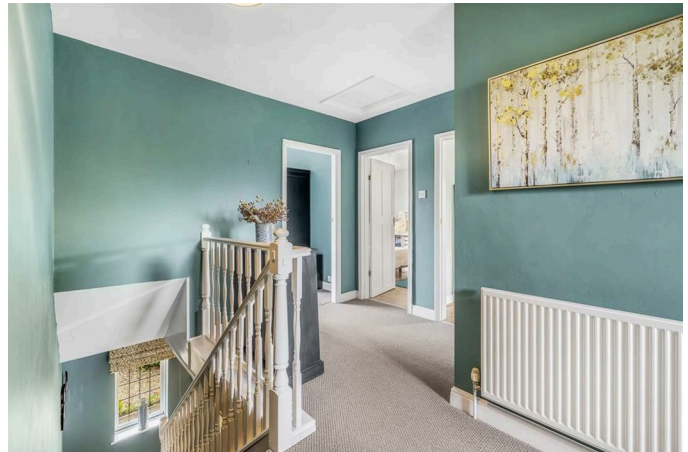
UPVC double glazed window to rear. Fitted with a matching range of base and eye level units with worktops over. Stainless steel sink unit with drainer and mixer tap. Tiled splashbacks. Space and plumbing for washing machine. Integrated fridge/freezer. Integrated dishwasher. Integrated fridge/freezer. Built in eye level double oven and grill. Induction electric hob with extractor hood over. Radiator. Wood effect flooring.

**Breakfast Room 7'10" x 8'6" (2.41m x 2.61m)**



UPVC double glazed French doors to garden. Radiator. Wood effect flooring,

**First Floor Landing 11'0" x 4'3" (3.36m x 1.31m)**



Doors bedrooms and bathroom. Radiator. Carpeted. Loft access.

**Bedroom 1 18'10" x 10'7" (5.76m x 3.23m)**



UPVC double glazed window to front. Two radiators. Wooden flooring.

**En-suite 5'9" x 8'6" (1.77m x 2.61m)**



UPVC double glazed window to rear. Fitted with three piece suite comprising tiled double shower enclosure. Wash hand basin. Close coupled toilet with push button flush. Heated towel rail. Vinyl flooring.

**Bedroom 2 13'11" x 12'0" (4.25m x 3.66m)**



UPVC double glazed window to rear and side. Radiator. Wood effect flooring.

**Bedroom 3 13'7" (into bay) x 11'11" (4.15m (into bay) x 3.64m)**



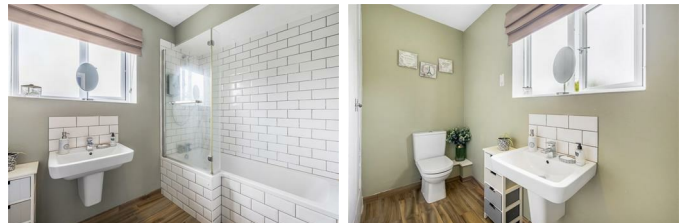
UPVC double glazed bay window to front. Radiator. Wood effect flooring.

**Bedroom 4 8'9" x 10'0" (2.68m x 3.05m)**



UPVC double glazed window to front. Radiator. Carpeted.

**Bathroom 5'10" x 11'8" (1.78m x 3.58m)**



UPVC window to rear. 'P' shaped bath with separate shower attachment over. Wash hand basin. Close coupled toilet. Heated towel rail. Built in double airing cupboard. Tiled flooring.

**Outside**

The front of the property has a gravel driveway leading to the single garage. The rear garden is enclosed by timber fencing and hedging. Lawn area with mature borders. Patio seating area.

**Garage 16'3" x 10'6" (4.96m x 3.22m)**

Up and over door to the front. Lighting and power connected. Electric car charging point.

**Property Postcode**

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

**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 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 Single Garage  
 Building safety issues: No  
 Restrictions: No  
 Public right of way: No  
 Flood risk: Surface water - very 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: C70

**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**

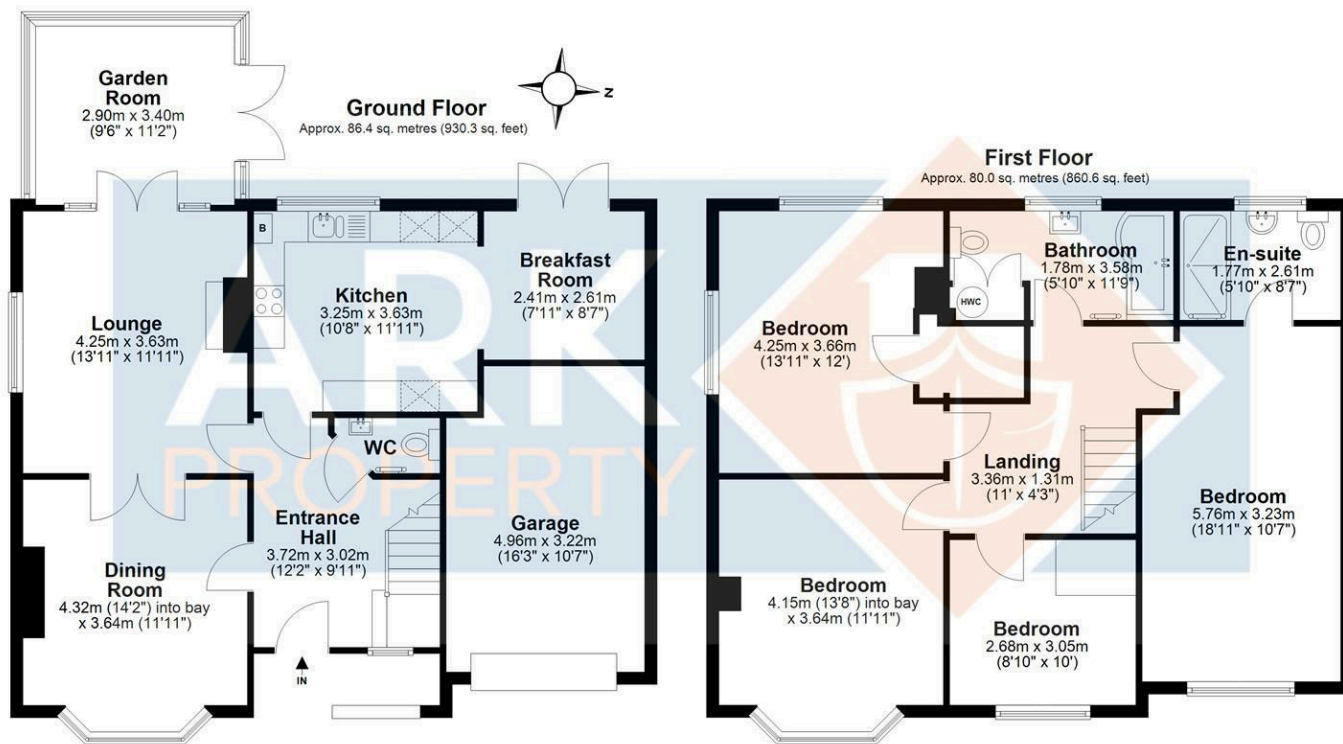
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

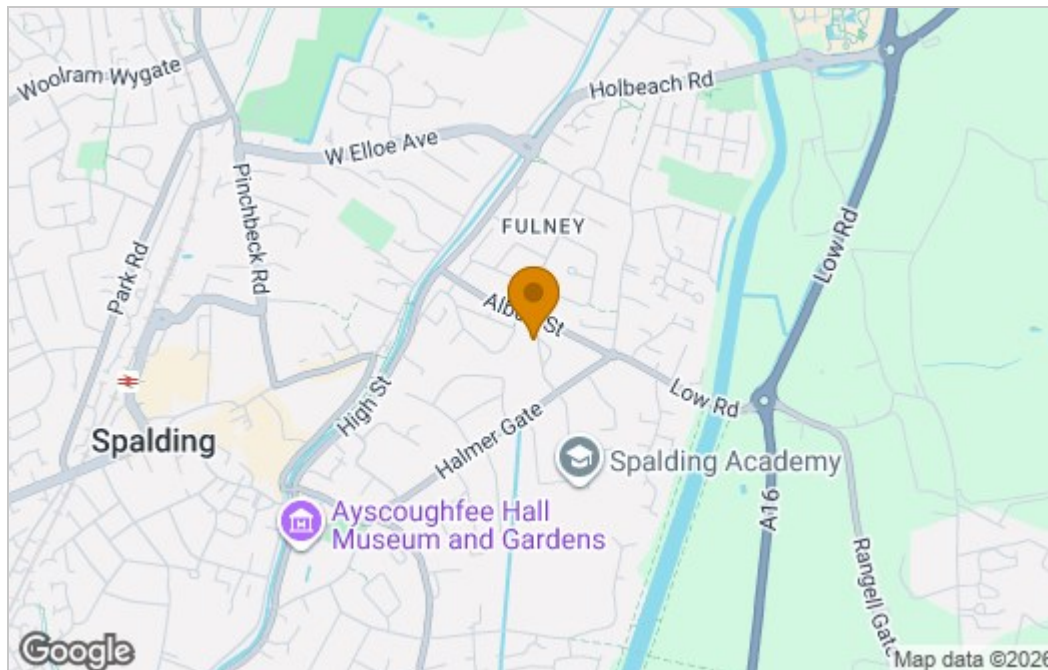
## Floor Plan



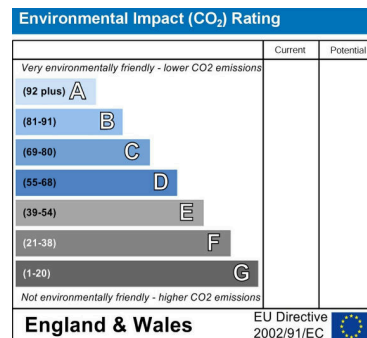
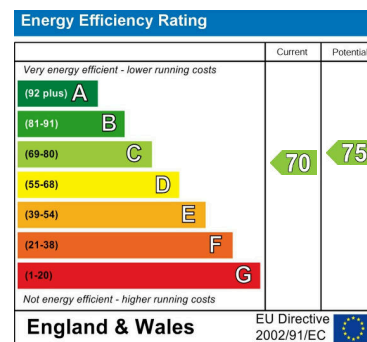
Total area: approx. 166.4 sq. metres (1790.9 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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