ARK PROPERTY









11 Poppy Close, Spalding, PE11 3FQ

£180,000

- Built in 2013 by Broadgate Homes, a well-respected local developer
- Three well-proportioned bedrooms and a modern four-piece family bathroom
- Spacious kitchen/dining room with a practical layout, ideal for family living
- Ground floor WC and welcoming entrance hall for added convenience
- Enclosed rear garden, perfect for outdoor entertaining or relaxing
- Single garage and driveway, offering secure off-road parking

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

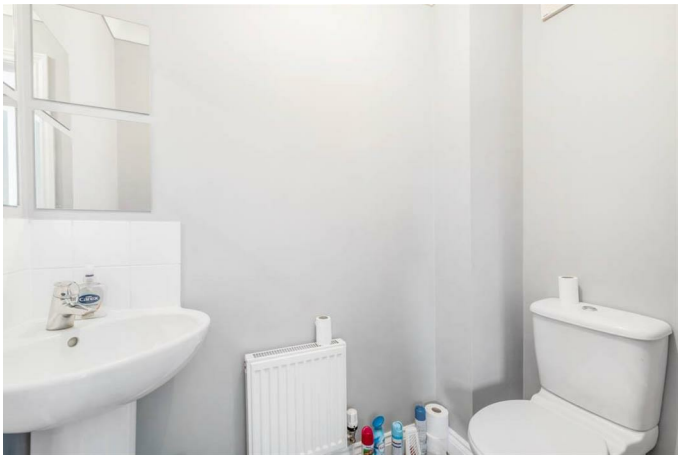
Three bedroom Home on Sought-After Poppy Close, Spalding

Built in 2013 by the highly regarded Broadgate Homes, this well-presented three-bedroom property is ideally located on the popular Poppy Close in Spalding. The ground floor features a welcoming entrance hall with WC, a spacious kitchen/dining room, and a comfortable lounge. Upstairs, the home offers three well-proportioned bedrooms and a stylish four-piece family bathroom. Outside, you'll find a fully enclosed rear garden and a single garage, providing both privacy and convenience. A fantastic opportunity to own a modern home in a desirable residential area.

Entrance Hall 16'6" x 3'7" (5.04m x 1.11m)

Glazed entrance door, coving to ceiling, radiator, stairs to first floor with under stairs cupboard. Doors to WC, kitchen dining room and lounge.

Cloakroom 3'5" x 6'0" (1.05m x 1.83m)



Coving to ceiling, radiator, fitted close coupled toilet with push button flush and pedestal wash hand basin.

Lounge 16'4" x 10'11" (5.00 x 3.33)



PVC double glazed window and French doors to rear, coving to ceiling, radiator.



Kitchen Dining Room 13'10" x 8'11" (4.24 x 2.74)



PVC double glazed windows to front and side, coving to ceiling, laminate flooring, radiator. Fitted

with a matching range of base and eye level units with roll edge work surface and tiled splashbacks, four ring gas hob with extractor hood over and integrated electric oven and grill under. Space and plumbing for washing machine, space for fridge freezer, wall mounted mains gas central heating boiler.



First Floor Landing

Coving to ceiling, loft access, doors to bedrooms and bathroom.

Bedroom One 13'5" x 9'1" (4.09 x 2.79)



PVC double glazed window to rear, coving to ceiling, radiator.

Bedroom Two 11'6" x 8'0" (3.51 x 2.44)

PVC double glazed window to front, coving to ceiling, radiator.

Bedroom Three 8'0" x 8'0" (2.46 x 2.44)



PVC double glazed window to front, coving to ceiling, radiator.

Bathroom 8'5" x 6'11" (2.59 x 2.11)



PVC double glazed window to rear, coving to ceiling, extractor fan, vinyl flooring. Fitted with a four piece suite comprising bath with chrome mixer tap and tiled splashback, shower cubicle with chrome thermostatic bar shower, close coupled toilet with push button flush and pedestal wash hand basin.

Outside



There is gated access to the rear garden which is laid to lawn and enclosed by brick wall and timber fence. There is a patio seating area, outside light and cold water tap.



Garage



Single garage with up and over door.

Property Postcode

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

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: B
Annual charge: No
Property construction: Brick built
Electricity supply: Scottish Power
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 - 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: C78

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

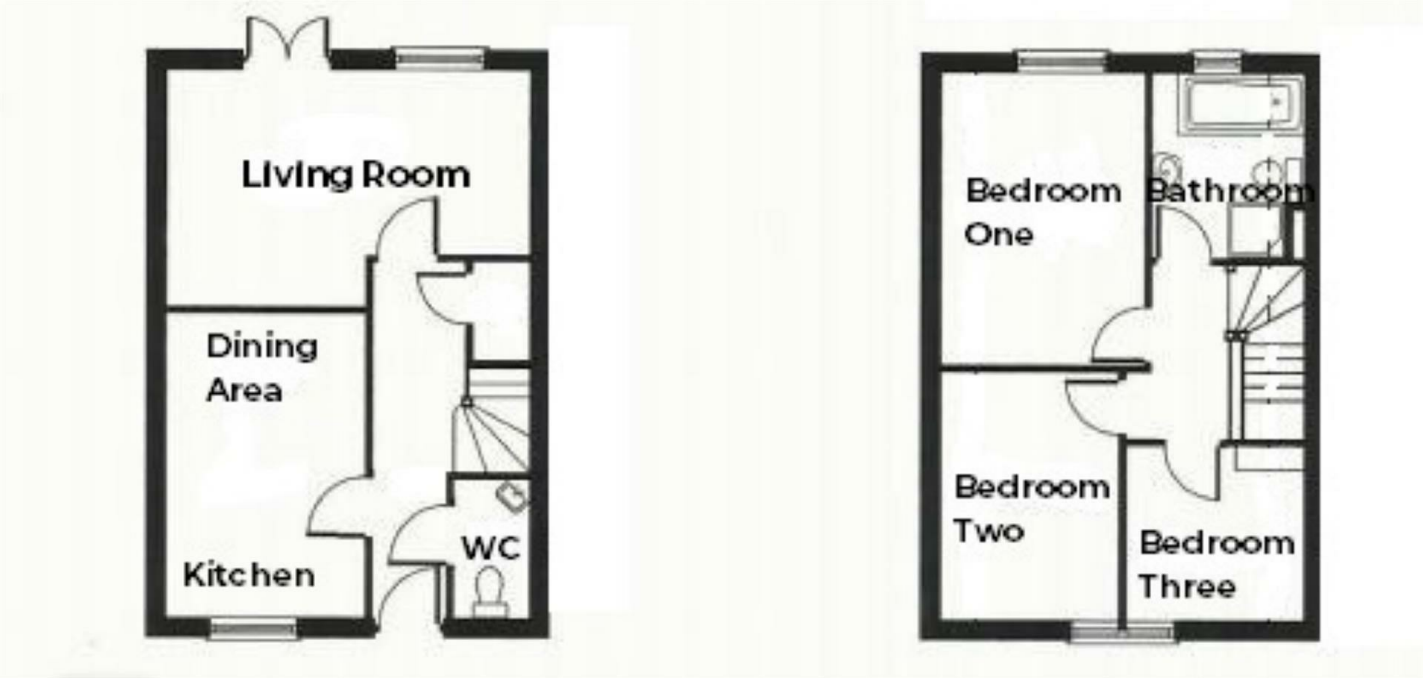
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.



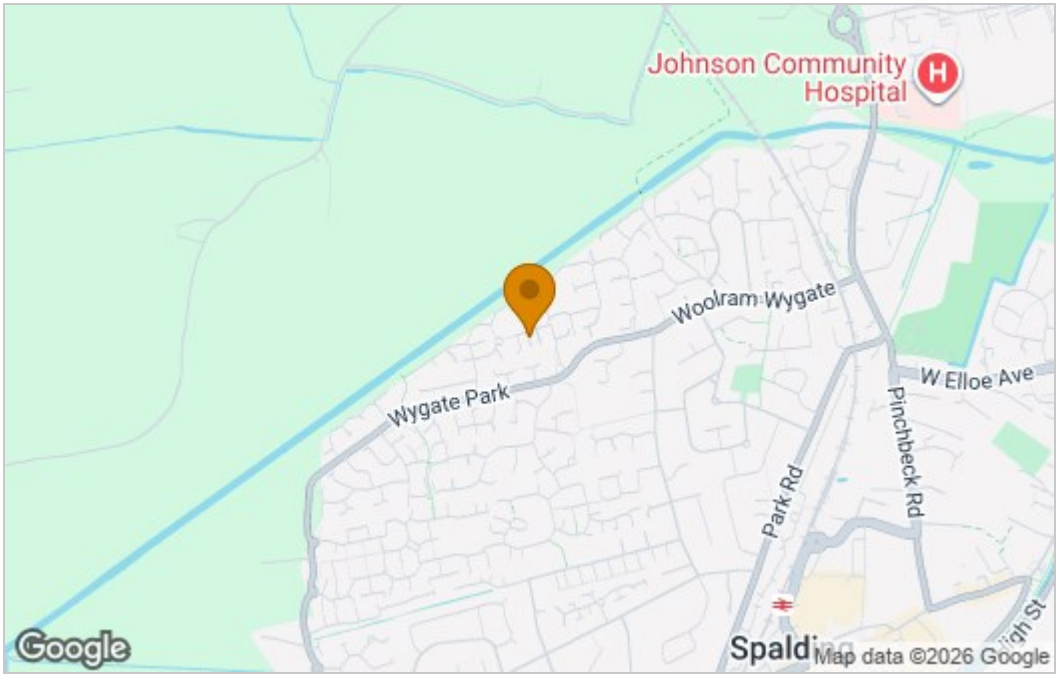




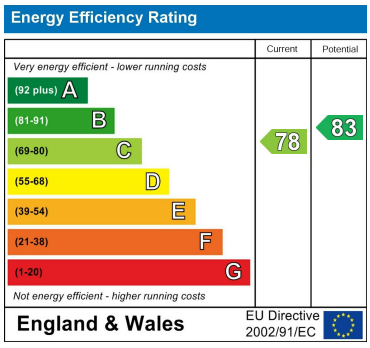
Floor Plan

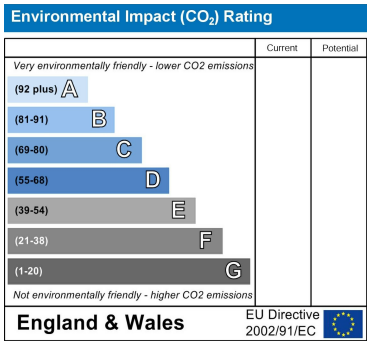


Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk https://www.arkpropertycentre.co.uk