ARK PROPERTY









## 6 The Spires, Boston, PE20 2JB

## Best Offers Around £475,000

- Stunningly presented throughout
- Large established rear garden
- Double garage with electric roller doors
- Real kerb appeal
- Fantastic flowing layout
- Grand entrance hall
- Neutral yet tasteful decor
- Galleried landing area
- Four double bedrooms
- Must view to be really appreciated

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6 New Road, Spalding, Lincolnshire PE11 1DQ

A Home with True Kerb Appeal
From the moment you arrive, you'll fall in love with this exceptional property. The striking exterior and elegant entrance immediately set the tone for what's to come, a beautifully styled home that perfectly blends comfort, quality, and character.
Step inside the grand entrance hall and you're greeted by a sense of space and style that continues throughout. The ground floor offers an excellent, flowing layout with two large and spacious reception rooms, both tastefully decorated and filled with natural light, perfect for relaxing or entertaining.
At the heart of the home is a beautiful Shaker-style kitchen, designed with both practicality and elegance in mind. This impressive space opens into a dedicated dining area, ideal for family gatherings and dinner parties. Completing the downstairs is a handy utility room, adding convenience and functionality to this already well-planned home.
Upstairs, the home continues to impress with a galleried landing leading to four generous double bedrooms. The principal suite features a tastefully designed en-suite, while the main family bathroom is equally luxurious, boasting a separate double shower and a stunning freestanding bath.
Outside, the attention to detail is just as striking. The property offers a double garage with individual electric doors and ample parking on the block-paved driveway. The rear garden is a true haven, a large wrap-around patio provides the ideal entertaining space, framed by neat box hedging and a beautifully kept lawn. Mature trees and established planting create a tranquil and ever-changing setting throughout the seasons.
To complete the picture, the garden features a one-of-a-kind octagonal summerhouse and several charming, hidden corners, perfect for relaxing or exploring.
This is an outstanding home, beautifully presented and thoughtfully designed. One that must be viewed in person to be truly appreciated.

## Grand Entrance Hall 11'2" x 11'6" (3.41m x 3.52m)



Composite glazed door to front. UPVC window to front. Stone flooring with built in mat well. Radiator. Stairs to first floor landing. Storage cupboard with hanging rail and shelf.



## Cloakroom 4'11" x 4'8" (1.52m x 1.44m)



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

## Lounge 21'5" x 15'2" (6.54m x 4.64m)



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



## Formal Dining Room 12'0" x 14'0" (3.68m x 4.27m)



Two UPVC sash windows to front. Double radiator. Carpeted. Dado rail. Chandelier lighting.



## Kitchen 8'9" x 12'9" (2.67m x 3.89m)



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

base and eye level units with quartz work surface over. Tiled splash backs. Belfast double sink with adjustable mixer tap over. Built in Neff dishwasher. Rangemaster cooker with induction hob and extractor hood over.



## Breakfast Room 9'10" x 15'6" (3.00m x 4.74m)





## Utility Room 8'9" x 5'4" (2.69m x 1.64m)



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

## Galleried First Floor Landing 12'0" x 11'6" (3.68m x 3.51m)



UPVC sash window to front. Spot lighting. Loft access. Carpeted. Radiator. Laundry cupboard room with shelving. Feature lighting above the staircase.



## Bedroom 1 12'0" x 14'1" (3.68m x 4.31m)



Two UPVC sash windows to front. Spot lighting. Radiator. Carpeted.



## En-suite 8'10" x 7'6" (2.70m x 2.31m)



UPVC sash window to side. Spot lighting. Stone flooring. Partially tiles walls. Heritage roll top free standing bath with circular shower curtain and shower over. Heated towel rail. Radiator. Heritage wash hand basin. Toilet. Shaver point. Extractor fan.

## Bedroom 2 11'3" x 15'3" (3.44m x 4.67m)



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



## Bedroom 3 9'11" x 19'2" (3.03m x 5.86m)



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

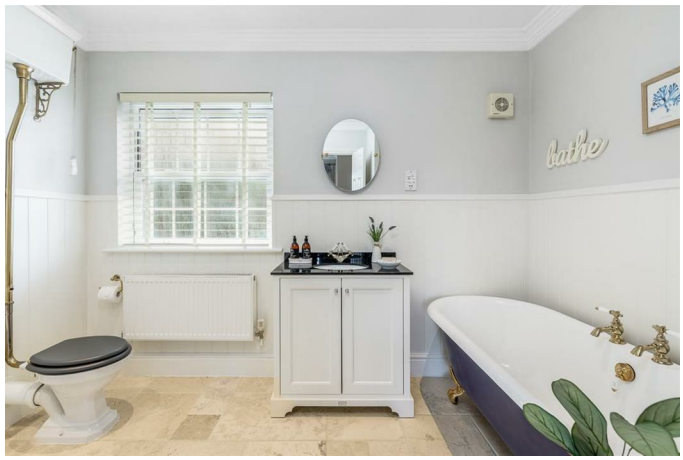


## Bedroom 4 8'11" x 10'11" (2.72m x 3.33m)



UPVC sash window to rear. Radiator. Carpeted.

## Bathroom 8'9" x 10'7" (2.69m x 3.24m)




UPVC sash window to rear. Spot lighting. Stone flooring. Panelled walls. Heritage roll top free standing bath. Double shower cubicle with rainwater head and separate shower attachment. Heated towel rail. Radiator. Wash hand basin with built in vanity unit. Toilet. Shaver point. Extractor fan.






## Outside



The front of the property has black metal railings with privet hedge border. Low maintenance gravel area with establish shrubbery and trees. Pathway leading to the porch and front door.
The side of the property has a block paved driveway with off road parking leading to the garages.
The rear of the property is enclosed by fencing and hedging with fully landscaped garden with established lawn area. Extended patio seating area. Pathway leading to the garage. Low box hedging. Separate gated area for outside bins and oil tank. Bespoke octagon summerhouse with patio doors, tiled flooring and boxed seating.

## Summer House





## Double Garage 17'3" x 20'9" (5.27m x 6.35m)



Twin electric roller doors. Power and light connected. Shelving and storage space. Pedestrian door to side.

## Property Postcode

For location purposes the postcode of this property is: PE20 2JB

## 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: E
Annual charge: No
Property construction: Brick built
Electricity supply: Mains
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Oil 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
Coalfield or mining area: No
Energy Performance rating: D66

## 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.

## Location









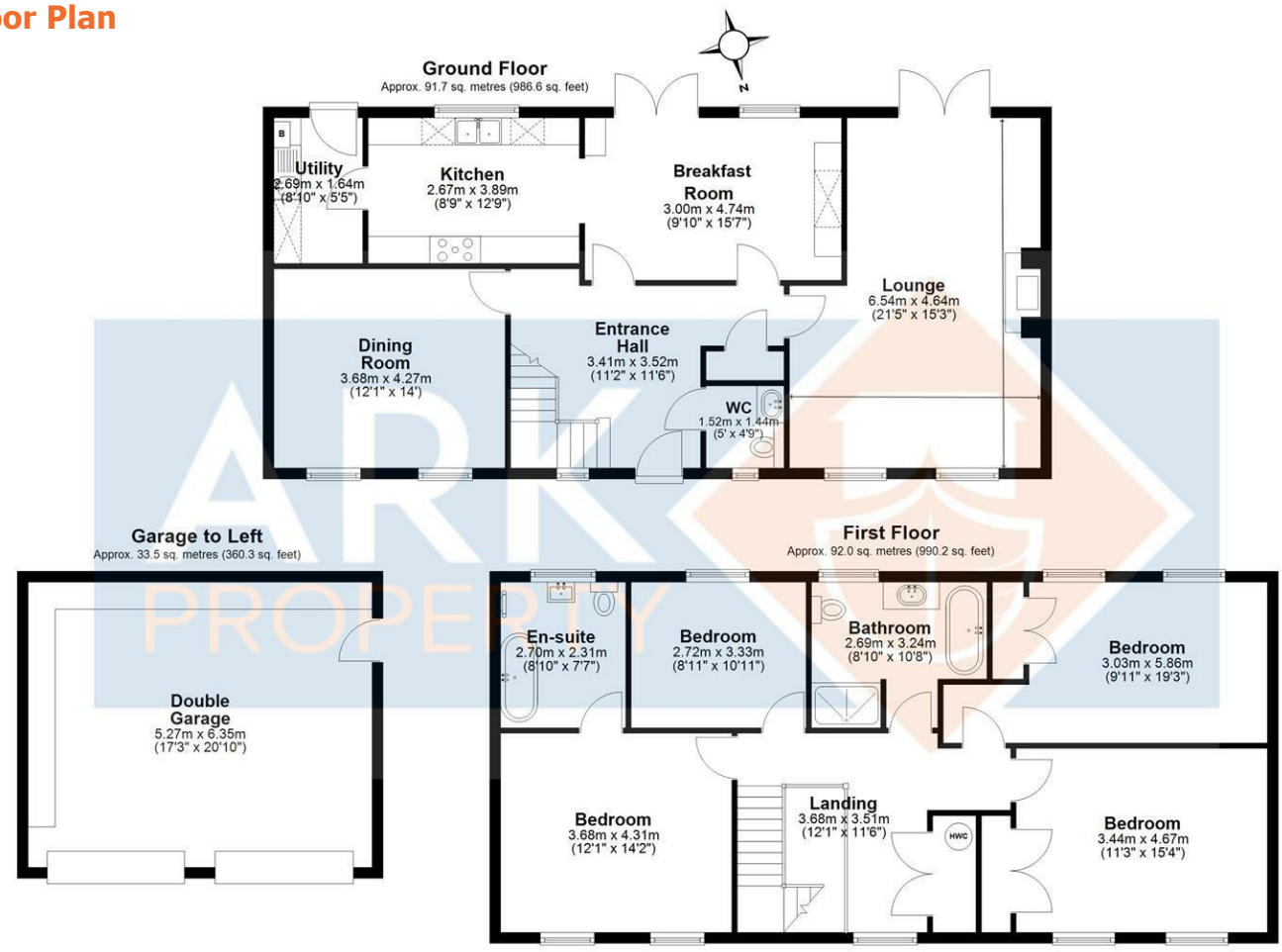








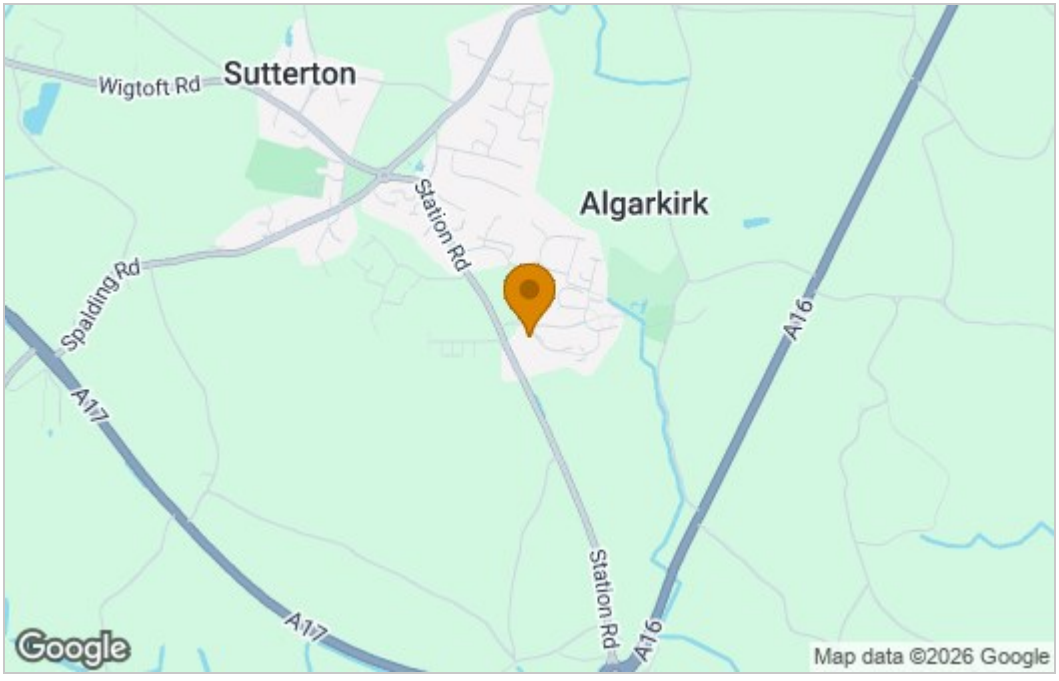
## Floor Plan



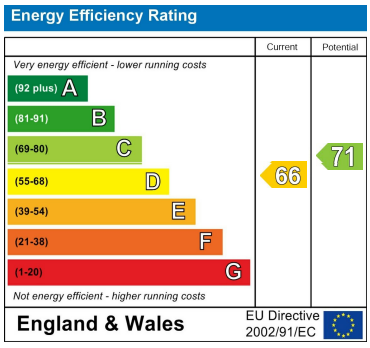

Total area: approx. 217.1 sq. metres (2337.1 sq. feet)

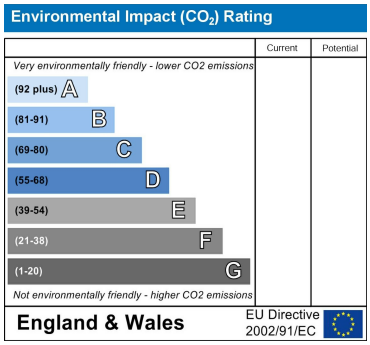
All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form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

## Area Map




## Energy Efficiency Graph

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