

Pied Piper, 323 High Road, Spalding, PE12 6TG

£275,000

- Showhome condition
- Off road parking
- Two bathrooms
- Neutral decor throughout
- Popular village setting
- Traditional layout
- Modern kitchen and bathrooms suites
- Viewing is highly recommended to appreciate the finish

Welcome to Pied Piper, a stunning three-bedroom detached home that has been completely renovated throughout and tastefully decorated to create a true show-home condition property.

The vendors' eye for style is evident in every detail, from the modern kitchen and beautifully designed bathrooms to the high-quality finishes that continue throughout the home.

Featuring a popular and practical layout, this property flows effortlessly from room to room, offering versatile living space that will appeal to a wide range of buyers.

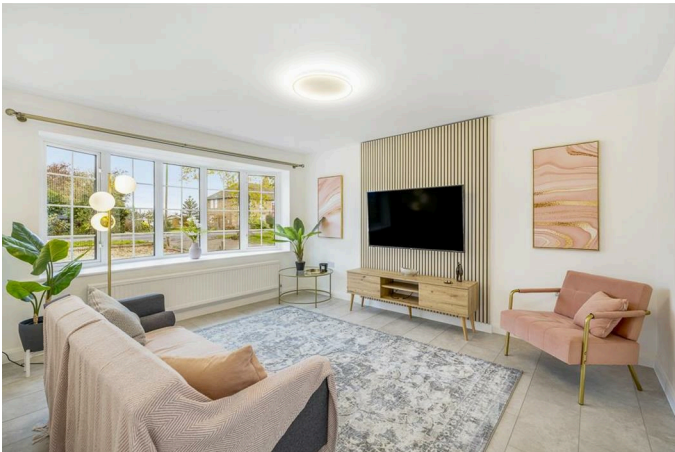
Situated in the charming village of Whaplode, this impressive home must be viewed in person to be fully appreciated.

Entrance Hall 14'1" x 5'10" (4.31m x 1.78m)



Composite door to front with glazed side panel. Vinyl tiled effect flooring. Radiator. Stairs to first floor landing.

Lounge 14'1" x 11'7" (4.31m x 3.55m)



UPVC bay window to front. Radiator. Feature panelled wall. Vinyl tiled effect flooring.

Kitchen/Diner 9'2" x 17'11" (2.80m x 5.47m)



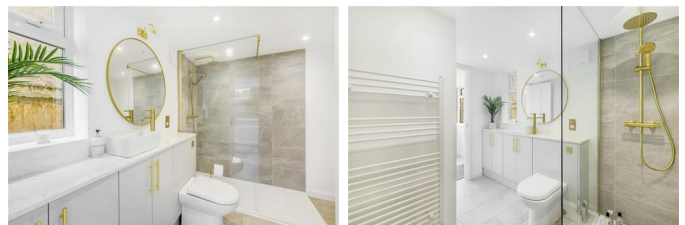
UPVC window to rear. French doors to rear. Matching wall and base units with marble effect work surface. Composite sink drainer with mixer tap. Built in oven with induction hob and extractor hood. Built in dishwasher. Vertical radiator. Vinyl tiled effect flooring. Built in pantry area with wine rack. Understairs storage cupboard.

Utility Room 5'7" x 7'3" (1.71m x 2.22m)



UPVC window to rear and window and door to side. Space and plumbing for washing machine. Space for tumble dryer. Vinyl tiled effect flooring.

Shower Room 8'11" x 7'0" (2.73m x 2.15m)



UPVC window to side. Walk in double shower with rainfall head and separate shower attachment. Marble surface with built in wash hand basin and storage. Concealed cistern toilet. Vinyl tiled effect flooring. Shaver point. Extractor fan. Heated towel rail. Partially tiled walls.

First Floor Landing 7'4" x 7'9" (2.25m x 2.37m)



Loft access. Carpeted.

Bedroom 1 13'2" x 9'10" (4.03m x 3.00m)



UPVC window to front. Radiator. Carpeted.

Bedroom 2 10'8" x 9'10" (3.26m x 3.00m)



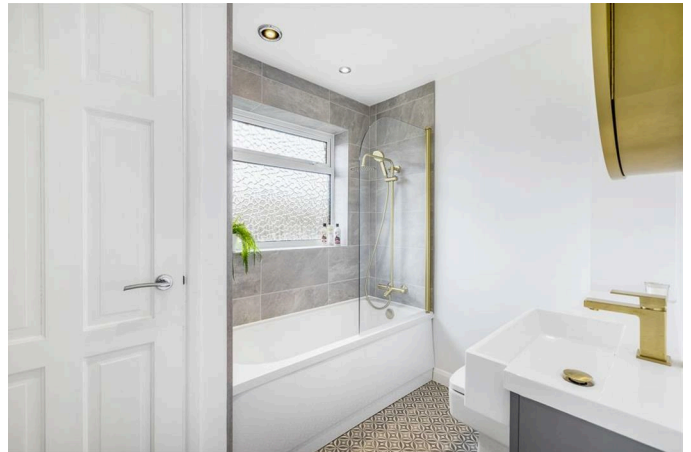
UPVC window to rear. Radiator. Carpeted.

Bedroom 3 8'5" x 7'11" (2.59m x 2.42m)



UPVC window to front. Radiator. Carpeted.

Bathroom 6'4" x 7'11" (1.95m x 2.42m)



UPVC window to front. Bath with rainfall head and separate shower attachment over. Shower screen. Wash hand basin set in vanity unit. Concealed cistern toilet. Tiled flooring. Wall mounted heated towel rail. Airing cupboard housing boiler.

Outside



The front of the property has a large gravel driveway providing off road parking for multiple cars and side gated access leading to the rear. The south facing rear garden is enclosed by timber fencing, largely lawned area with a patio area providing the perfect space for entertaining.

Garage 9'3" x 7'10" (2.82m x 2.40m)

Partially converted. Up and over vehicular door. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE12 6TG

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: 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

Building safety issues: No

Restrictions: Property covenants: Building Line Expansion, Fence Maintenance.

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: Accessible downstairs shower

Coalfield or mining area: No

Energy Performance rating: D55

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

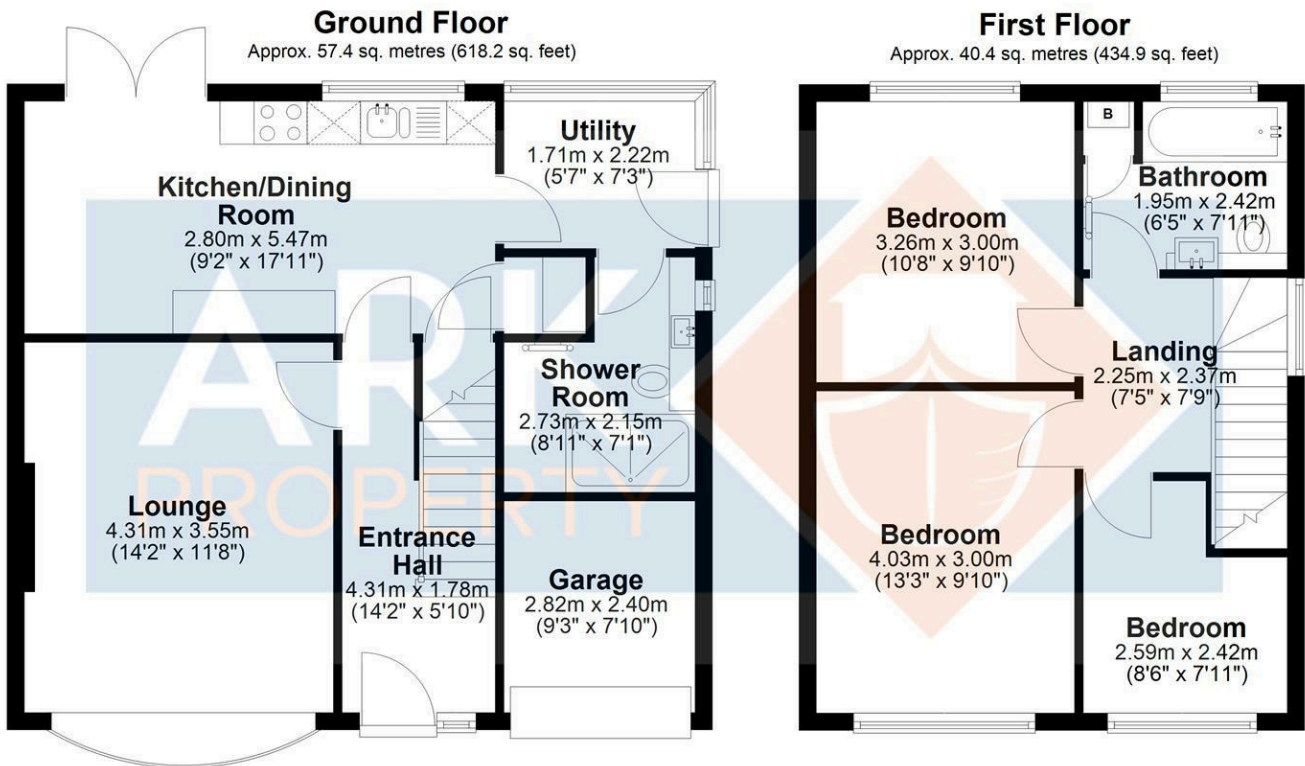
We can also offer full Financial and Solicitor services.

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 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



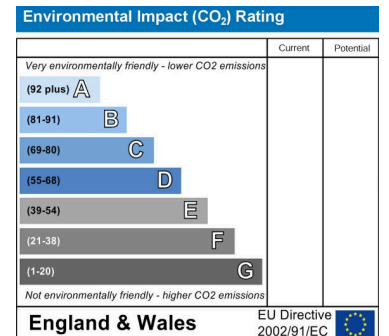
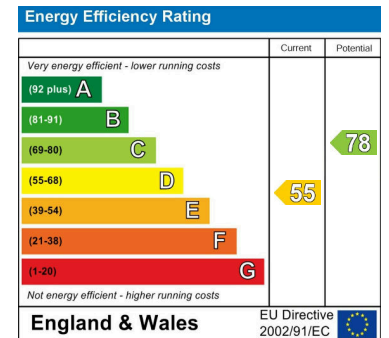
Total area: approx. 97.8 sq. metres (1053.1 sq. feet)

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

