



## **15 Fern Drive, Spalding, PE11 1GG**

**Offers Over £390,000**

- Prime end-of-cul-de-sac location on the popular Fern Drive, overlooking the Vernatts Drain
- Spacious executive four-bedroom detached home with modern, well-planned living accommodation
- Two en-suites plus a family bathroom
- Multiple reception rooms including lounge, dining room, office, and conservatory
- Stylish kitchen diner ideal for family living and entertaining
- Attractive front and rear gardens with a double garage and access to scenic river walks toward Spalding and Pinchbeck
- No Chain!

## Executive Four-Bedroom Detached Home – Fern Drive, Spalding.

Situated at the end of a peaceful cul-de-sac on the sought-after Fern Drive, this impressive four-bedroom detached family home enjoys a superb position overlooking the Vernatts Drain, offering picturesque views and easy access to scenic river walks and routes into both Spalding and Pinchbeck.

The spacious and well-presented accommodation includes an inviting entrance hall, a dedicated office, cloakroom/WC, formal dining room, comfortable lounge, and a stylish kitchen diner leading into a light-filled conservatory. Upstairs, there are four generous bedrooms, two ensuites along with a modern family bathroom.

Outside, the property boasts attractive front and rear gardens, ideal for family living and entertaining, together with a double garage providing ample parking and storage.

A perfect combination of style, space, and location—early viewing is highly recommended.

### Entrance Hall 12'7" x 6'3" (3.85m x 1.93m)



Double glazed entrance door to front with glazed side panels. Stairs to first floor landing. Built in under stairs cupboard. Radiator. Laminate flooring. Skimmed ceiling. Doors to lounge, dining room, office, cloakroom and kitchen.



### Lounge 26'9" x 12'2" (8.16m x 3.72m)



PVC double glazed windows to front. Skimmed ceiling. Two radiators. Inset gas fire with marble hearth. French doors opening to conservatory.



**Dining/Play Room 11'11" x 11'9" (3.64m x 3.59m)**



Two PVC double glazed windows to front. Skimmed ceiling. Radiator. Laminate flooring.

**Study 6'8" x 8'11" (2.05m x 2.73m)**



PVC double glazed window to side. Skimmed ceiling. Radiator. Laminate flooring.

**Cloakroom**



PVC double glazed window to side. Skimmed ceiling. Radiator. Laminate flooring. Fitted close coupled toilet. Pedestal wash hand basin with chrome taps and tiled splash back.

**Kitchen/Dining Room 17'9" x 12'3" (5.42m x 3.75m)**



PVC double glazed window to rear. Skimmed ceiling. Radiator. Matching base and eye level units with wooden worktops and tiled splash back. Integrated dishwasher. Four ring gas hob with extractor hood over. Integrated double oven and grill. Composite sink drainer with mixer tap over. Solid wood doors. Laminate flooring.



**Utility Room 5'6" x 8'11" (1.70m x 2.73m)**



Door to garden. Space and plumbing for washing machine. Space for American style fridge/freezer. Integrated fridge/freezer also available with door fronts. Stainless steel sink drainer with mixer tap over.

**Conservatory 12'0" x 15'3" (3.68m x 4.65m)**



Of brick and PVC construction with polycarbonate roof. French doors opening to garden. Laminate flooring. Power points. Wall mounted electric heater.

**Galleried Landing 15'11" x 7'4" (4.87m x 2.25m)**



PVC double glazed window to front. Bench seating area. Skimmed ceiling. Loft access. Radiator. Double door airing cupboard with wall mounted mains gas combination boiler and slatted shelving. Doors to bedrooms and bathroom.



**Bedroom 1 15'7" (into cupboard) x 12'3" (4.77m (into cupboard) x 3.75m)**



PVC double glazed window to rear with built in shutters. Skimmed ceiling. Radiator. Built in three door wardrobe with hanging rail and fitted shelving. Door to en-suite.



**En-suite 6'11" x 5'6" (2.11m x 1.70m)**



PVC double glazed window to rear. Skimmed ceiling with recessed spot lighting. Full height wall tiling. Built in full height storage. Chrome wall mounted heated towel rail. Shaver point. Fitted oversize shower enclosure with glass sliding door rainfall shower head and hand held shower attachment with thermostatic controls and built in storage nook. Concealed cistern toilet with push button flush. Wash hand basin with chrome mixer tap set in vanity unit with built in storage. Mirrored vanity cabinet.

**Bedroom 2 12'9" x 10'11" (3.90m x 3.33m)**



PVC double glazed windows to front with built in shutters. Radiator. Skimmed ceiling. Built in double door wardrobe with hanging rail and slatted shelving. Door to en-suite.



**Jack and Jill En-suite 4'9" x 7'5" (1.47m x 2.27m)**



PVC double glazed window to side. Skimmed ceiling with recessed spot lighting. Tiled flooring. Full height wall tiling. Chrome wall mounted heated towel rail. Extractor fan. Shaver point. Fitted glazed shower cubicle with glass door rainfall head and hand held attachment with thermostatic controls. Concealed cistern toilet with push button flush. Wash hand basin set in vanity unity with built in storage. Door to bedroom 4.

**Bedroom 4 8'8" x 8'4" (2.65m x 2.55m)**



PVC double glazed window to rear with built in shutters. Skimmed ceiling. Radiator.

**Bedroom 3 10'11" x 12'5" (3.33m x 3.81m)**



PVC double glazed windows to front with built in shutters. Skimmed ceiling. Radiator. Built in wardrobe with fitted shelving and hanging rail.

**Bathroom 6'11" x 7'0" (2.12m x 2.15m)**

PVC double glazed window to rear. Skimmed ceiling with recessed spot lighting. Extractor fan. Full height wall tiling. Floor tiling. Chrome wall mounted heated towel rail. Full height built in storage. Fitted panel bath with wall mounted bath spout and controls. Ceramic sink. Concealed cistern toilet set in vanity unit with built in storage.

**Outside**

The property can be found to the end of Fern Drive in a quiet end of cul de sac location fronting onto river walks along the Vernatts Drain.

There is a low maintenance lawn frontage with footpath leading to the entrance door and round to the rear garden. Block paved driveway providing off road parking for several vehicles. Further parking can be created if required.

The rear garden is enclosed by timber fencing and brick wall. Laid to lawn with a range of mature shrubs. There is a generous patio seating area. Outside cold water tap. Outside power. Door leading into the double garage.

**Double Garage 17'3" x 17'7" (5.28m x 5.36m)**

The detached double garage has twin up and over doors. Power and light connected. Pedestrian door to side.

**Property Postcode**

For location purposes the postcode of this property is: PE11 1GG

**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: Eon  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Anglian Water  
 Sewerage: Mains  
 Heating: Gas central heating. Vendor informs a new boiler was fitted less than a year ago.  
 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 - very 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: C75

### 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.

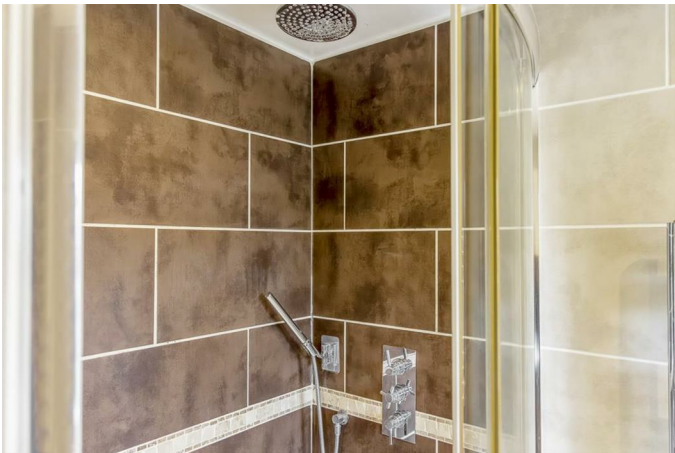
### Referral & Fee Disclosure

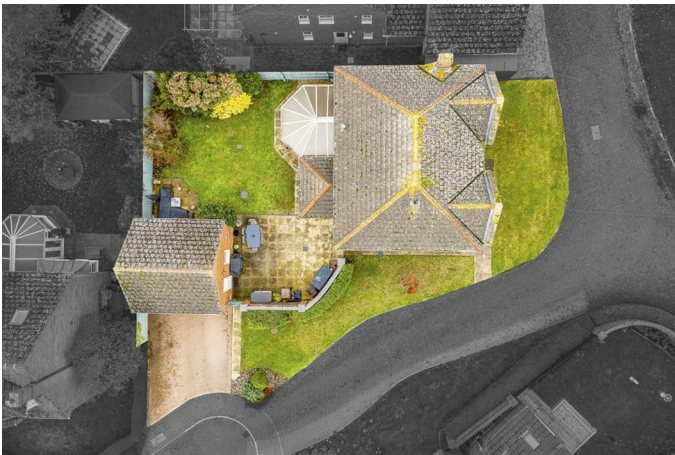
We can also offer full Financial and Solicitor services.

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.

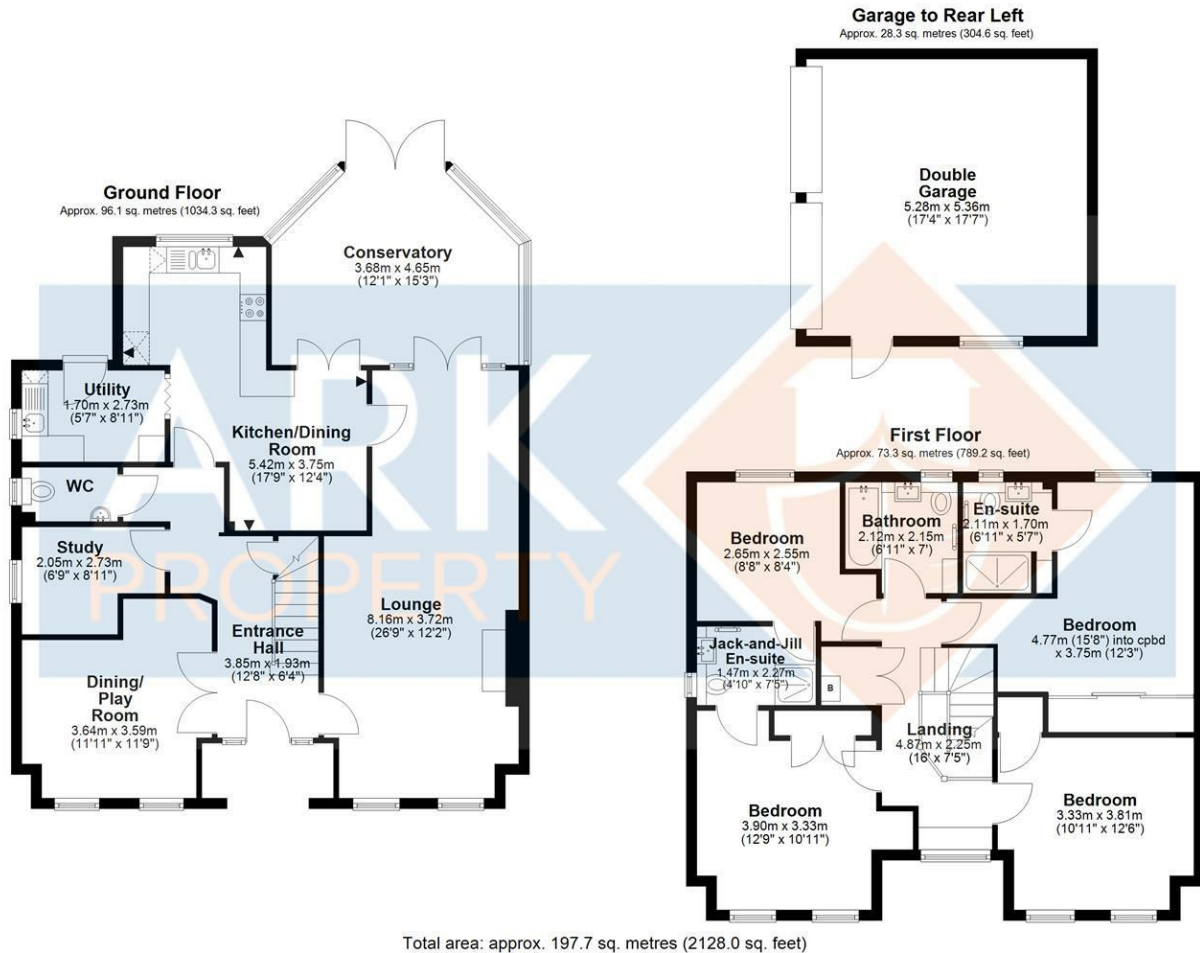
### Disclaimer

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



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 of any contract.  
Plan produced using PlanUp.

## Area Map



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## Energy Efficiency Graph

