



## 1 Rainton Court, Spalding, PE12 6BD

**£265,000**

- Popular location overlooking a green area to front
- Great flowing layout
- Good size rear garden
- Within easy access of Spalding and links
- Ample parking leading to garage
- Cul de sac location
- Spacious reception rooms
- This model has so much potential to adapt

Who doesn't love an Allison house?

This ever popular model has long been a favourite with locals, thanks to its fantastic potential to adapt and really make it your own, just like many others have already done.

Located in a sought after area of Spalding, the property enjoys lovely views across the green to the front. Inside, you'll find a well flowing layout with two reception rooms and three bedrooms upstairs, making it ideal for family living.

With excellent frontage and a generous rear garden, this home offers the space and setting to create something really special.

Book your viewing today and see the potential for yourself.

**Entrance Porch**

Sliding patio door to front.

**Entrance Hall 12'1" x 5'10" (3.70m x 1.78m)**



UPVC door with glazed side panels. Radiator. Carpeted. Stairs to first floor landing.

**Lounge 15'1" x 12'4" (4.62m x 3.77m)**



UPVC window to front. Radiator. Carpeted.

**Dining Room 11'5" x 9'9" (3.49m x 2.98m)**



UPVC sliding patio doors to rear. Radiator. Carpeted.

**Kitchen 11'5" x 8'5" (3.49m x 2.57m)**



UPVC window to rear. Matching range of wall and base units with roll edge work surfaces and tiled splashbacks. Sink unit with drainer and mixer tap. Built in electric hob with extractor hood over. Built in oven and grill under. Built in dishwasher. Radiator. Understairs storage cupboard. Shelved pantry with plumbing for washing machine and space for fridge/freezer. Boiler. Vinyl flooring.

**Utility Room 5'11" x 7'6" (1.81m x 2.29m)**



UPVC door to side and window to rear. Radiator. Vinyl flooring.

**Cloakroom**



UPVC window to side. Toilet. Wash hand basin. Partially tiled walls. Vinyl flooring.

**First Floor Landing 9'2" x 7'5" (2.81m x 2.27m)**



UPVC window to side. Loft access. Carpeted.

**Bedroom 1 13'11" x 10'11" (4.26m x 3.34m)**



UPVC window to front. Radiator. Carpeted.

**Bedroom 2 12'8" x 10'11" (3.87m x 3.34m)**



UPVC window to rear. Radiator. Built in storage cupboard with shelving.

**Bedroom 3 7'4" x 7'5" (2.25m x 2.28m)**



UPVC window to front. Radiator. Carpeted.

**Bathroom 6'9" x 7'3" (2.07m x 2.22m)**



UPVC window to rear. Panelled bath with rainfall

head shower and separate shower attachment. Wash basin and toilet set in vanity unit. Partially tiled walls. Wall mounted heated towel rail. Extractor fan. Vinyl flooring.

### Outside



The front of the property has a lawn area and concrete driveway providing off road parking leading to the garage.

The rear garden is enclosed by timber fencing. Lawn area. Patio seating area. Raised borders. Rockery area. Timber shed.

### Garage 16'9" x 8'1" (5.12m x 2.48m)

Up and over vehicular door. Power and light connected.

### Property Postcode

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

### 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: C

Annual charge: No

Property construction: Brick built

Electricity supply: Utility Warehouse

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 Variable over Voice and Data. Three is Limited over Voice and Data. O2 is Likely 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: D67

### 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**

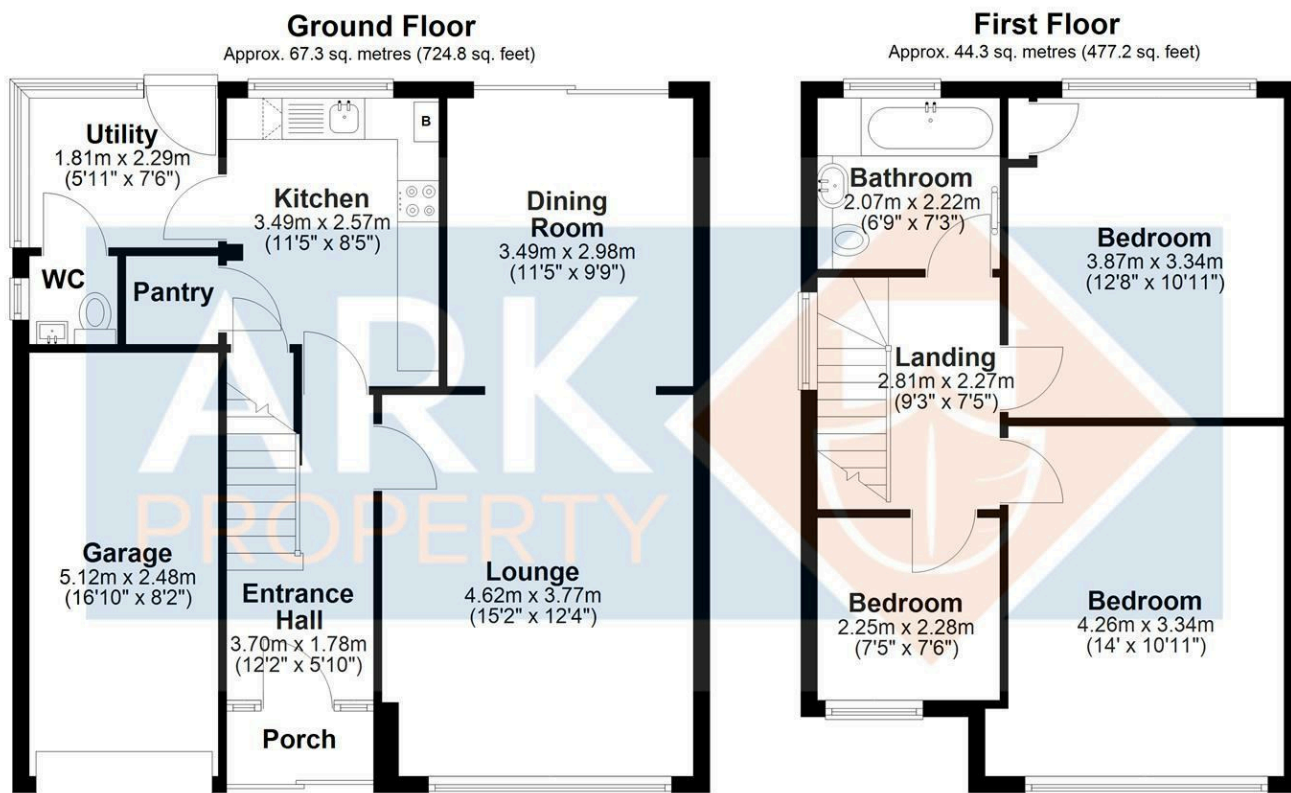
We can also offer full Financial and Solicitor services.

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.

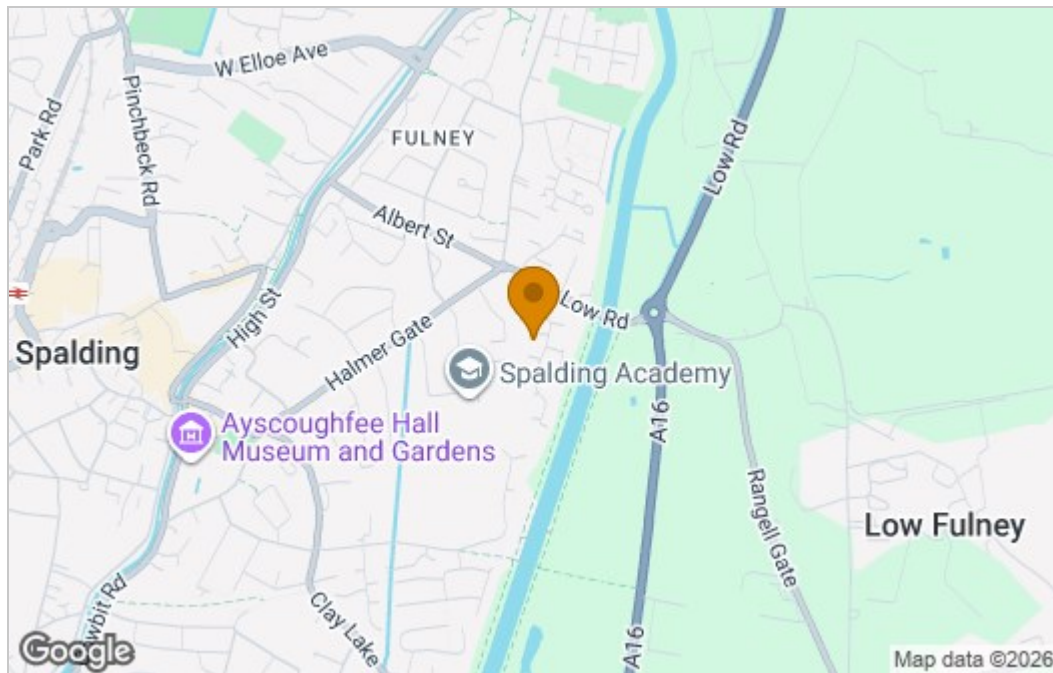
## Floor Plan



Total area: approx. 111.7 sq. metres (1202.0 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



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## Energy Efficiency Graph

