



## 7 Aalsmeer Rise, Spalding, PE11 3JD

**Guide Price £350,000**

- Sold with no chain
- Popular estate location
- Recently renovated bathrooms
- Nice flowing layout
- Block paved frontage
- Low maintenance rear garden
- Real kerb appeal
- Three reception rooms

Located just off the popular Parkway Estate, built by Broadgate Homes, this consistently popular model offers generous and well-balanced accommodation. One of the garages has already been converted into a versatile additional room, ideal for use as a family room, home office, or playroom. The property is spacious with a well-flowing layout, featuring four good-sized bedrooms and two bathrooms, both of which have recently been renovated to a high standard. The home has a lovely overall feel and is situated in a desirable location.

Offered with the advantage of no onward chain, early viewing is highly recommended, book your appointment today.

#### **Entrance Hall 14'11" x 6'3" (4.56m x 1.92m)**



UPVC door and window to front. Radiator. Tiled flooring. Stairs to first floor landing.

#### **Lounge 17'10" x 11'9" (5.45m x 3.59m)**



UPVC window to front. Feature fireplace with surround. Radiator. Carpeted.

#### **Family Room/Office 16'7" x 8'6" (5.08m x 2.60m)**



UPVC window to front. Radiator. Carpeted.

#### **Kitchen 9'10" x 8'11" (3.00m x 2.72m)**



UPVC window to rear. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer. Tiled splash back. Hob with extractor hood over. Built in eye level oven and grill. Built in fridge/freezer. Radiator. Tiled flooring.

#### **Utility Room 6'6" x 9'0" (2.00m x 2.75m)**



UPVC door to side and window to rear. Base and wall units with work surface over. Sink unit with drainer and mixer tap. Tiled splash back. Integrated washing machine. Integrated dishwasher. Water softener recently been fitted (November 2024). Radiator. Tiled flooring.

**Cloakroom**



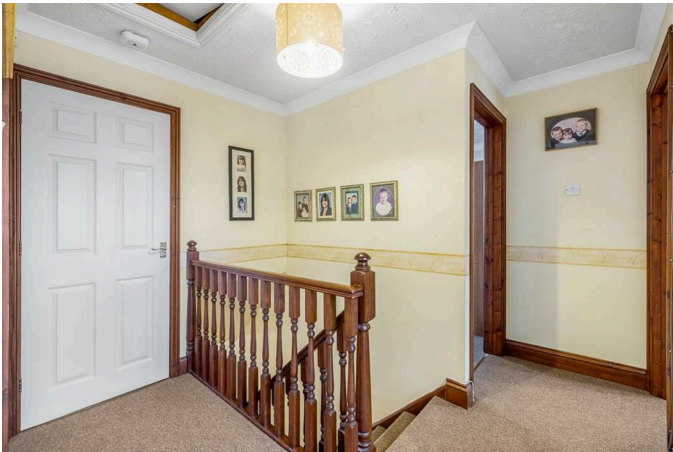
UPVC window to side. Toilet. Wash hand basin with tiled splash back. Radiator. Tiled flooring.

**Dining Room 9'10" x 9'2" (3.01m x 2.80m)**



UPVC French doors to rear. Radiator. Carpeted.

**First Floor Landing 8'9" x 6'3" (2.69m x 1.93m)**



Doors to bedrooms and bathroom. Loft access, boarded with light connected. Airing cupboard housing hot water cylinder. Carpeted.

**Bedroom 1 17'10" x 11'10" (5.46m x 3.61m)**



UPVC window to front. Radiator. Carpeted.

**En-suite**



UPVC window to front. P shaped bath with shower attachment and glass shower screen. Toilet. Wash hand basin. Tiled walls. Wall mounted heated towel radiator.

**Bedroom 2 9'10" x 9'2" (3.02m x 2.80m)**



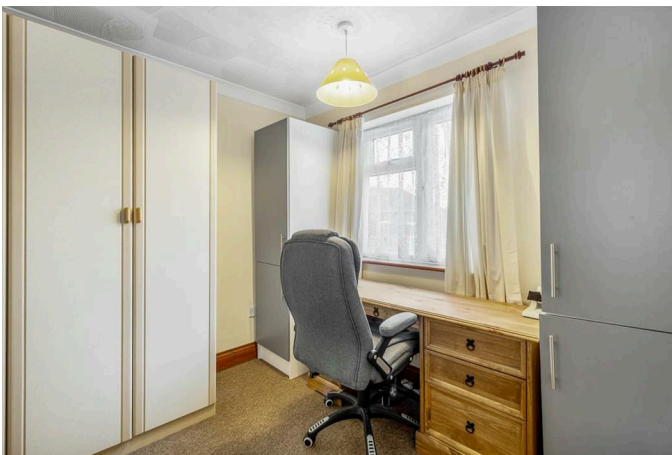
UPVC window to rear. Radiator. Carpeted.

**Bedroom 3 14'11" x 9'1" (4.56m x 2.77m)**



UPVC window to front. Radiator. Carpeted.

**Bedroom 4 9'10" x 9'1" (3.01m x 2.77m)**



UPVC window to rear. Radiator. Carpeted.

**Shower Room 6'6" x 8'10" (2.00m x 2.70m)**



UPVC window to rear. Tiled shower enclosure with rainfall head and separate shower attachment.

Toilet. Wash hand basin. Wall mounted heated towel rail. Tiled walls.

**Outside**



The front of the property has a block paved driveway providing ample off road parking leading to the single garage. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing. Lawn area. Patio seating area. Two timber sheds, one being boarded and insulated, power and light connected.

**Garage 17'7" x 9'7" (5.38m x 2.94m)**

Up and over door to front. Power and light connected. Pedestrian door and window to rear. Boiler.

**Property Postcode**

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

**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: D

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Water softener recently been fitted (November 2024)

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: C73

### 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.

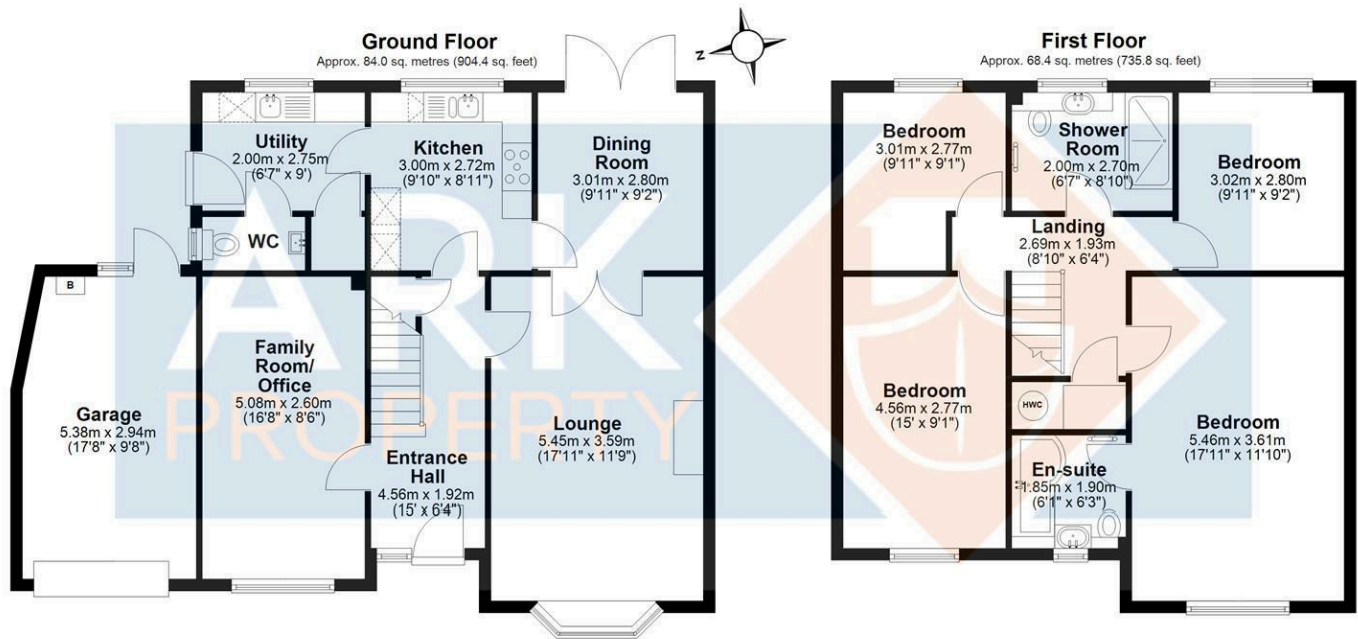
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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.

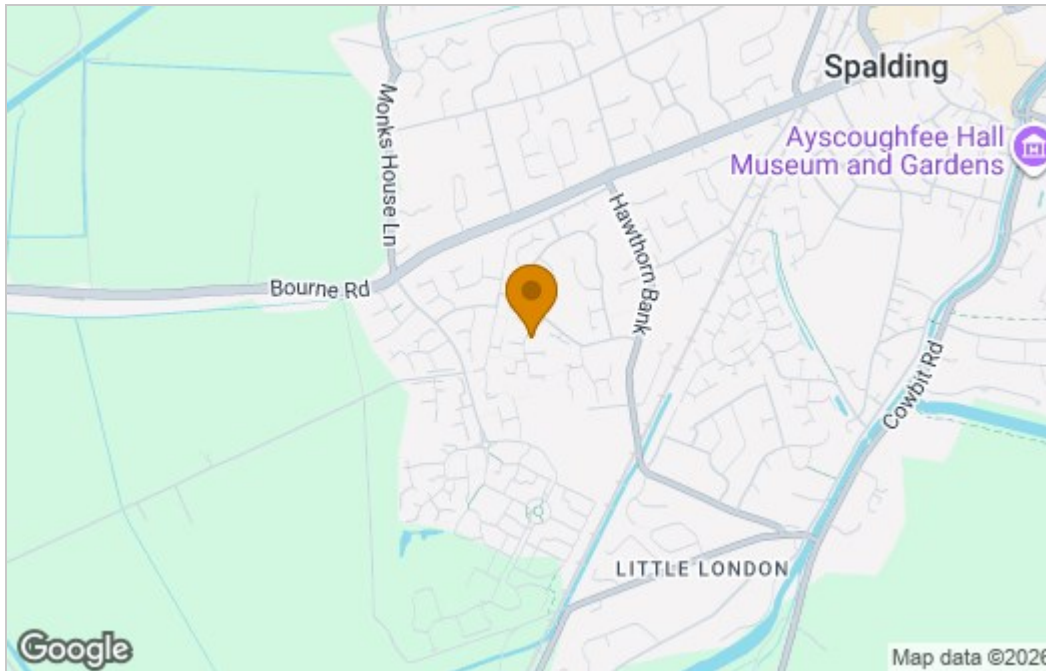
## Floor Plan



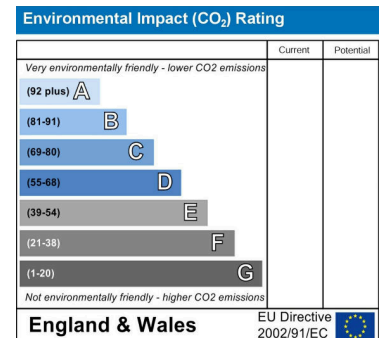
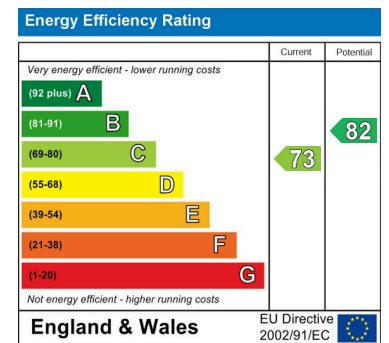
Total area: approx. 152.4 sq. metres (1640.2 sq. feet)

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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