



## 24 Aintree Drive, Spalding, PE11 3BS

**£249,000**

- Popular Allison development
- Traditional layout
- Nice flowing design
- Ample off road parking leading to single garage

- Extended patio area to rear
- Good size rear garden
- Located on the edge of town
- No forward chain

Located just off Cradge Bank on the edge of Spalding, this popular home design was built by Allison Homes, a renowned local developer known for creating flexible, buyer-friendly layouts found throughout the surrounding area.

This particular property has been lovingly cared for and offers a warm, welcoming feel throughout. With the added benefit of no onward chain, this is a fantastic opportunity not to be missed.

#### **Entrance Porch**

UPVC door with glazed side panels to front. Tiled flooring.

#### **Entrance Hall 15'1" x 6'0" (4.60m x 1.85m)**



Radiator. Stairs to first floor landing. Carpeted.

#### **Lounge 14'6" x 12'3" (4.44m x 3.74m)**



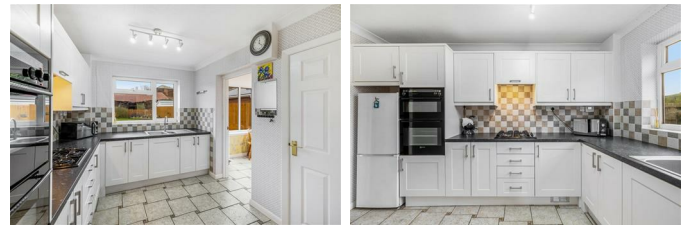
UPVC bay window to front. Feature fireplace with surround. Radiator. Carpeted.

#### **Dining Room 12'1" x 9'8" (3.70m x 2.95m)**



French doors with glazed side panels to rear. Radiator. Carpeted.

#### **Kitchen 12'1" x 8'7" (3.70m x 2.64m)**



UPVC window to rear. Matching base and eye level units with work surfaces over. Tiled splash backs. Sink with drainer and mixer tap. Eye level oven and grill. Four ring gas hob with extractor hood over. Space for fridge/freezer. Radiator. Tiled flooring. Boiler. Under stairs storage cupboard.

#### **Pantry 4'7" x 3'7" (1.42m x 1.11m)**

With shelving.

**Breakfast Room 6'6" x 8'1" (1.99m x 2.48)**



Door to rear. Windows to rear and side. Radiator. Tiled flooring.

**Cloakroom**



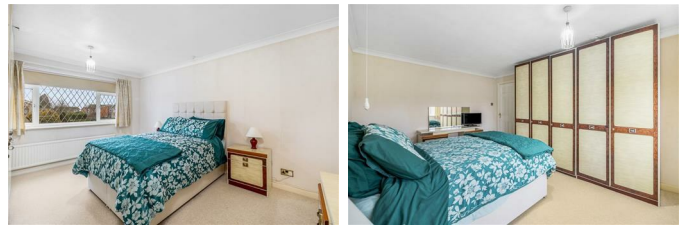
Window to side. Toilet. Wash hand basin. Partially tiled walls.

**First Floor Landing 9'5" x 7'5" (2.88m x 2.27m)**



UPVC window to side. Loft access. Doors to bedrooms and bathroom.

**Bedroom 1 14'6" x 10'11" (4.44m x 3.35m)**



UPVC window to front. Radiator. Carpeted.

**Bedroom 2 12'3" x 11'0" (3.75m x 3.36m)**



UPVC window to rear. Radiator. Built in airing cupboard. Carpeted.

**Bedroom 3 7'4" x 7'4" (2.25m x 2.26m)**

UPVC window to front. Radiator. Carpeted.

**Bathroom 6'6" x 7'3" (2.00m x 2.23m)****Outside**

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

The rear garden is enclosed by timber fencing. Block paved patio area. Lawn area. Timber shed.

**Garage 16'4" x 8'1" (5.00m x 2.48m)**

Up and over door to front. Power and light connected.

**Property Postcode**

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

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Verified Material Information**

Tenure: Freehold

Council tax band: C

Annual charge: No

Property construction: Brick built

Electricity supply: Ovo

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 and Single Garage

Building safety issues: The property previously had spray foam insulation installed in the loft. This has now been professionally removed by a reputable national specialist company. Following removal, the loft has been independently inspected and signed off, with documentation and certification available for prospective buyers and lenders upon request.

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: D58

### **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.

### **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

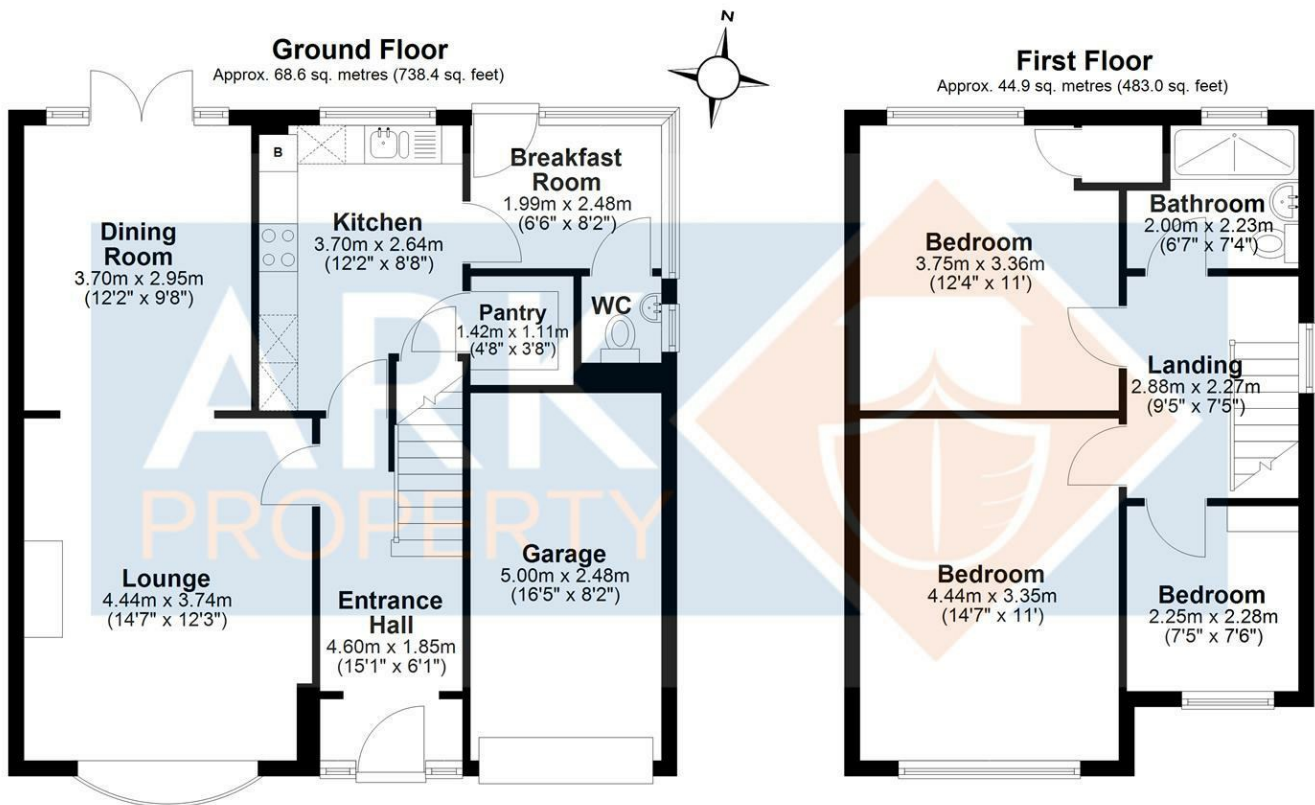
We can also offer full Financial and Solicitor services.

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.

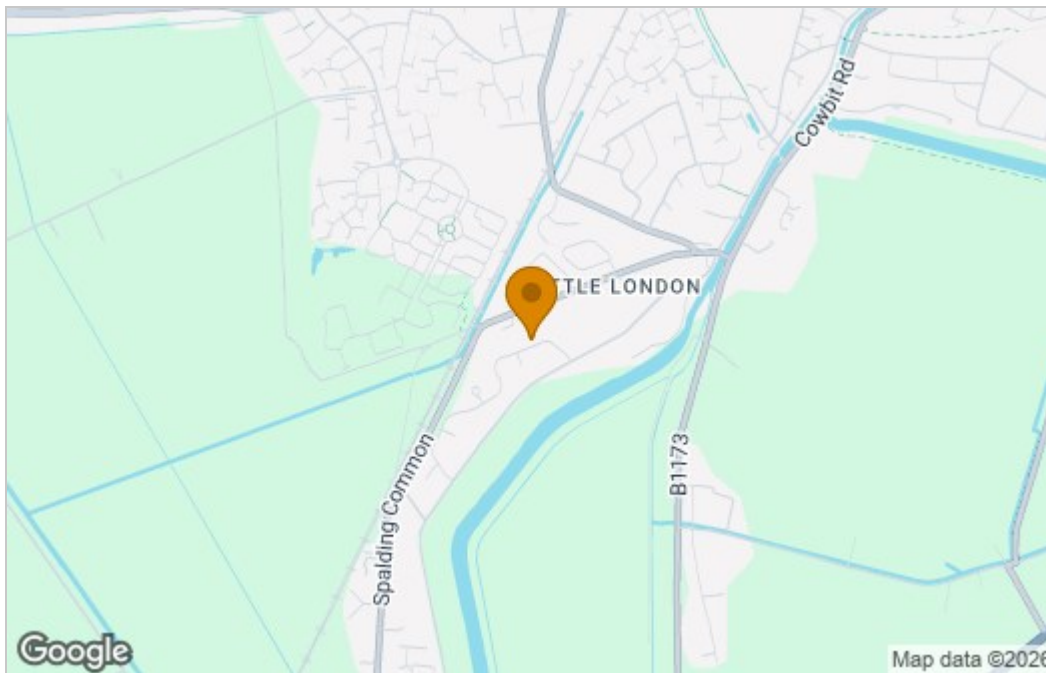
## Floor Plan



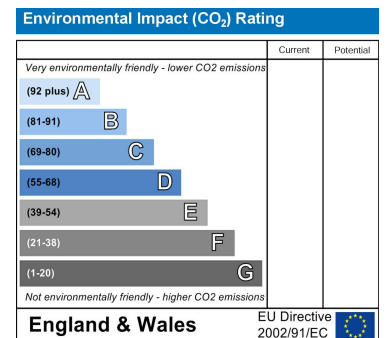
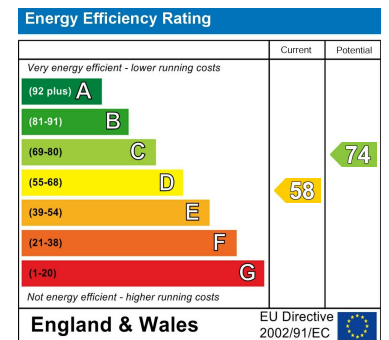
Total area: approx. 113.5 sq. metres (1221.4 sq. feet)

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>

