ARK PROPERTY









22 Maple Grove, Spalding, PE11 2LE

£287,950

- Popular location just off Halmer Gate
- Real kerb appeal
- Electric car charging port
- Solar panels and back up batteries
- Wrap around plot
- Ample parking leading to garage
- Within easy access of the town centre
- Spacious flowing layout
- Two log burners
- Must view to be appreciated

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Unique Detached Home in a Sought-After Location

Located just off the ever-popular Halmer Gate, this unique three-bedroom detached home sits proudly on a generous wrap-around plot.
Full of character, the property features charming touches such as wood flooring and open fires, while the current vendors have enhanced efficiency with the addition of solar panels and two backup batteries.
Internally, the home offers a traditional yet well-flowing layout, with spacious, well-proportioned rooms throughout. The ground floor also benefits from a useful utility room and a convenient downstairs shower room.
Upstairs, you'll find three comfortable bedrooms along with a neutrally finished family bathroom, completing this delightful home.
See it for yourself—book your viewing today

Entrance Hall 13'1" x 6'8" (4.01m x 2.04m)



Composite glazed door to front with glazed side panels. Radiator. Stairs to first floor landing. Understairs storage cupboard. Solid Bamboo flooring.

Lounge 14'4" (into bay) x 13'3" (4.39m (into bay) x 4.04m)





Bay window to front and two windows to side. Radiator. Jet Master multi fuel burner. Carpeted.

Kitchen/Dining Room 12'11" x 20'4" (3.95m x 6.21m)





Window to rear. French doors with glazed side panels to rear garden. 2 windows to side. Limestone tiled flooring to kitchen area. Engineered wood flooring to dining area. Matching range of base and eye level units with worksurface over. Limestone tiled splash backs. Five ring Rangemaster multi fuel cooker with extractor hood over. Integrated dishwasher. Integrated fridge. Multi fuel log burner.

Lobby Area

Travatine limestone flooring with underfloor heating. Sliding door leading to garage. Door to side. Opening to utility and cloakroom.

Shower Room 6'0" x 5'0" (1.83m x 1.54m)



Window to rear. Corner shower enclosure with rainwater head and separate shower attachment. Wash hand basin. Toilet. Fully tiled walls. Tiled flooring. Shaver point. Heated towel rail.

Utility 6'8" x 4'10" (2.04m x 1.48m)



Window to rear and side. Base unit with circular sink and drainer set in worktop. Space and plumbing for washing machine and tumble dryer. Partially tiled walls. Tiled flooring.

Cloakroom



Fully tiled walls. Tiled flooring. Toilet. Extractor fan.

First Floor Landing 8'11" x 8'0" (2.73m x 2.44m)



Window to side. Loft access. Carpeted.

Bedroom 1 14'9" (into bay) x 11'11" (4.52m (into bay) x 3.65m)





Window to front and side. Radiator. Carpeted. Ceiling fan light.

Bedroom 2 12'10" x 12'0" (3.93m x 3.67m)



Window to rear and side. Radiator. Carpeted.

Bedroom 3 9'1" x 8'1" (2.78m x 2.48m)



Window to front. Radiator. Carpeted.

Bathroom 6'10" x 8'0" (2.09m x 2.44m)



Window to rear. Fully tiled walls. Tiled flooring. Jacuzzi bath with shower extension over. Wash hand basin. Toilet. Heated towel rail. Extractor fan.

Outside





The rear and side gardens are enclosed by hedging and low level timber fencing. Pathway leading around the property. Well established trees and shrubs. Lawn area. Patio area. Timber shed. Raised planters. Greenhouse.

Garage 15'1" x 9'1" (4.62m x 2.78m)



Vehicular door to front. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE11 2LE

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: Octopus
Solar Panels: Yes, owned by the property. 4 panels,1.78kw, Batteries x2, 10kw total
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas central heating
Heating features: wood/multi fuel burner
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: D61

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.

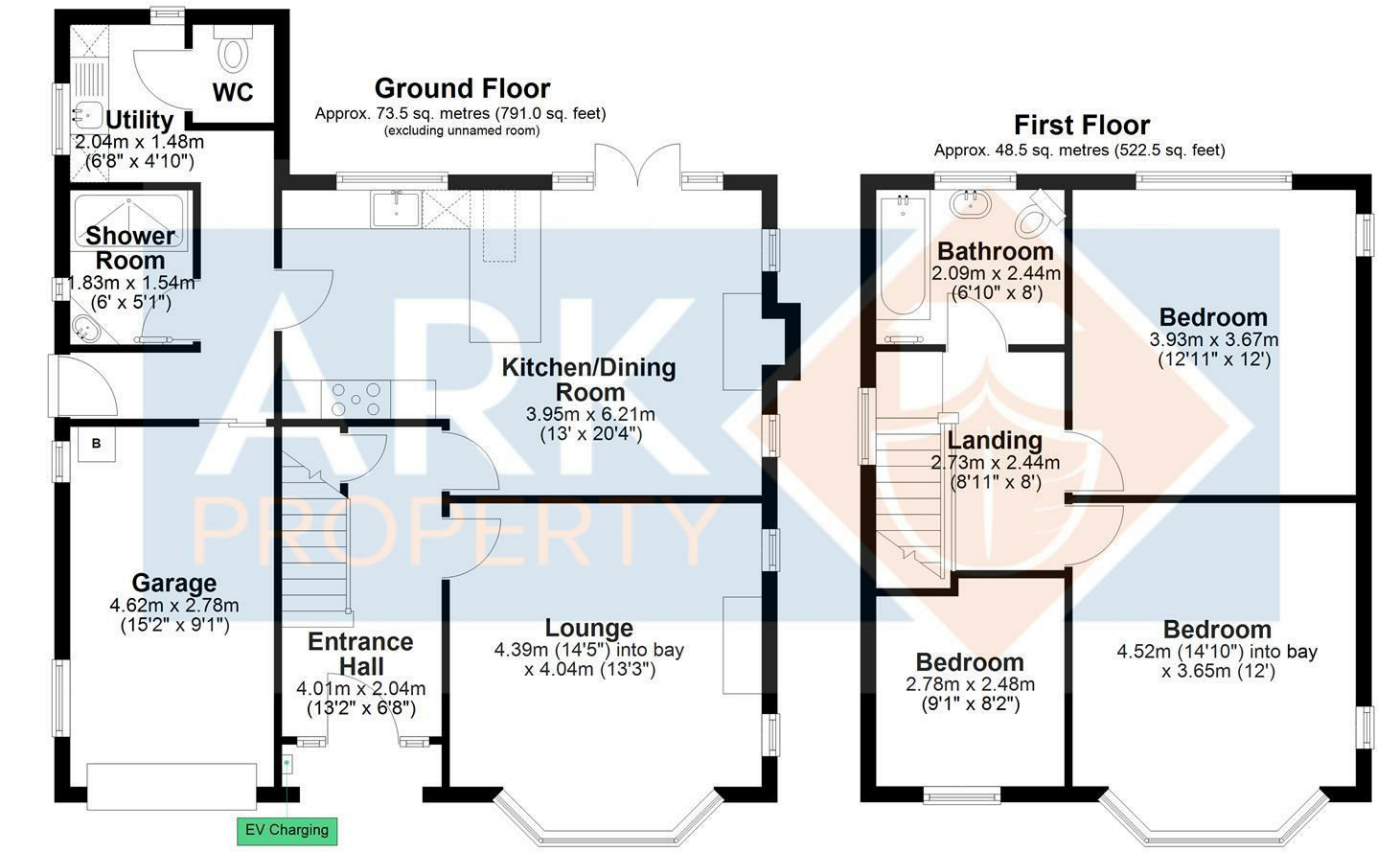
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

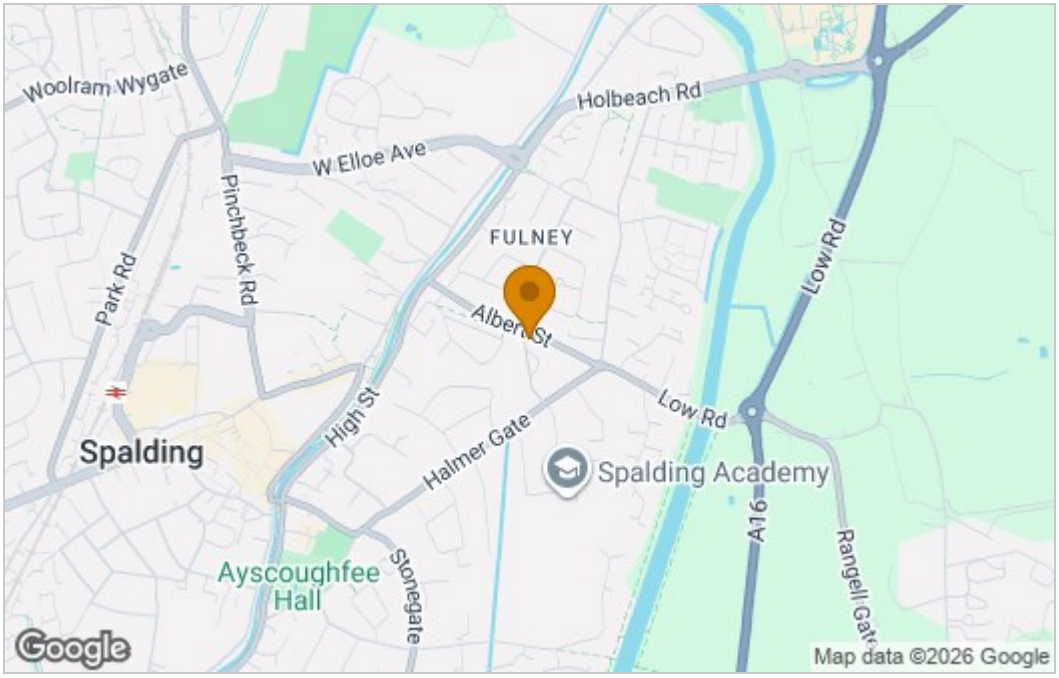
Floor Plan



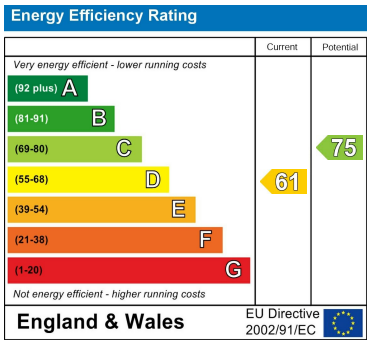
Total area: approx. 122.0 sq. metres (1313.5 sq. feet)

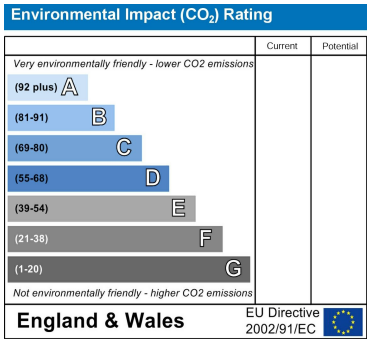
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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