



## 2 Bentley Court, Spalding, PE11 2BX

**£345,000**

- Beautifully presented modern family home built by Seagate Homes
- Sought after location just off West Elloe
- Within easy access of the town centre and local amenities
- Stunning kitchen/diner overlooking the private rear garden
- Spacious and versatile layout throughout
- Garage conversion creating an additional reception room (ideal playroom/office)
- Four generous double bedrooms
- Bedroom four currently used as a stylish walk-in dressing room
- Principal bedroom with well-appointed en-suite
- Private rear garden backing onto open trees, offering a peaceful outlook

One of the most beautifully presented family homes to come to market this year. Welcome to Bentley Court.

Built by the highly regarded local developers Seagate Homes, this stunning modern property is ideally situated just off West Elloe in a sought-after location.

From the moment you step inside, it's clear this home has been lovingly maintained and thoughtfully enhanced by its current owners. Presented to an exceptional standard throughout, it truly feels like a show home. A clever garage conversion has created a versatile additional space, currently used as a playroom but equally suited as a family room or home office.

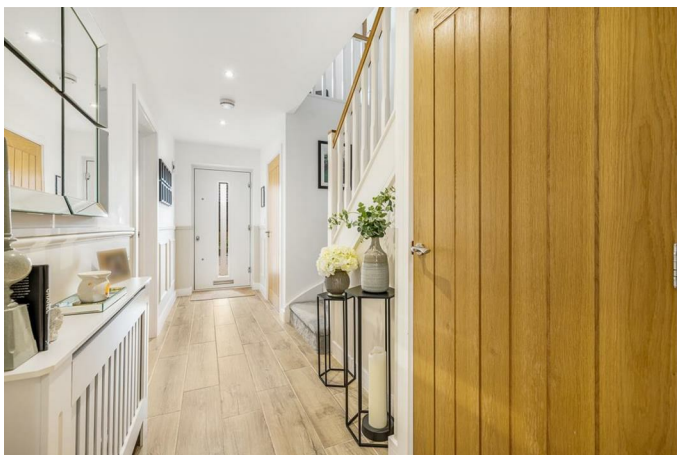
The layout offers a traditional and practical flow, with a standout kitchen diner that overlooks the private rear garden, perfect for both everyday living and entertaining.

Upstairs, the sense of space continues with four generously sized double bedrooms. The principal bedroom benefits from a well appointed en-suite, and like the ground floor, the entire upper level has been tastefully decorated, creating a calm, almost hotel like atmosphere.

While this home photographs beautifully, it truly needs to be seen in person to be fully appreciated.

Arrange your viewing today and experience Bentley Court for yourself.

### Entrance Hall



Composite entrance door to front. Stairs leading to first floor landing. Radiator. Wood effect flooring.

### Cloakroom



PVC double glazed window to front. Toilet. Wash hand basin. Radiator. Wood effect flooring.

### Lounge 17'3" x 10'7" (5.28m x 3.25m)



PVC double glazed windows to front and side. Skimmed ceiling. Feature media wall. Radiator.



**Kitchen 12'4" x 10'7" (3.78m x 3.25m)**



PVC double glazed windows to rear. Matching base and level units with work surfaces. Sink unit with drainer and mixer tap. Four ring gas hob with extractor hood over. Built in eye level oven and grill. Built in fridge freezer. Built in dishwasher. Wood effect flooring.



**Dining Area 12'11" x 11'1" (3.95m x 3.38m)**



French doors leading to rear garden. Wood effect flooring.



**Utility Room 6'7" x 10'4" (2.01m x 3.16m)**



PVC double glazed window to rear. Door to rear. Radiator. Base and eye level units with work surfaces over. Sink unit with mixer tap. Wood effect flooring. Space and plumbing for washing machine.

**Family Room 17'8" x 9'7" (5.39m x 2.94m)**



Window to front. Radiator. Feature media wall. Wood effect flooring.

**Bedroom 1 12'5" x 10'8" (3.81m x 3.26m)**



PVC double glazed window to front. Radiator. Carpeted.

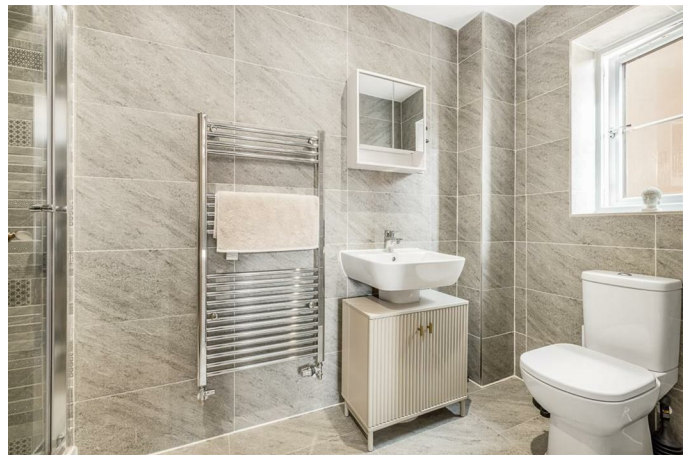


**First Floor Landing 19'4" x 7'10" (5.90m x 2.39m)**



Galleried landing with doors off to bedrooms and bathroom.

**En-suite 4'4" x 10'7" (1.34m x 3.23m)**



PVC double glazed window to side. Fully tiled walls. Tiled flooring. Fully tiled walls. Shower cubicle. Toilet. Wash hand basin. Wall mounted heated towel rail.

**Bedroom 2 13'6" x 9'7" (4.13m x 2.94m)**



PVC double glazed window to front. Storage cupboard. Radiator.

**Bedroom 3 12'5" x 10'10" (3.80m x 3.31m)**



PVC double glazed window to rear. Radiator.

**Bedroom 4 9'3" x 10'4" (2.83m x 3.17m)**



PVC double glazed window to rear. Storage cupboard. Radiator.

**Bathroom 5'8" x 7'8" (1.73m x 2.36m)**



PVC double glazed window to rear. Fully tiled walls. Wood effect flooring. Toilet. Wash hand basin. Bath with shower over. Glass shower screen. Wall mounted heated towel rail. Wood effect flooring. Shaver point.

**Outside**



The front of the property has a block paved driveway leading to the single garage. Lawn area. The rear garden is enclosed by timber fencing. Lawn area. Patio area. (Hot tub not included).



### Additional Parking

Extra bonus to the site is the additional communal parking that can be found on the gravel area on the development.

### Property Postcode

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

### 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: £662.08 annual fee, paid to Bentley Court Management Company (Spalding) Limited

Property construction: Brick built

Electricity supply: Octopus

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 Parking for visitors available on site near the property.

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: B85

### 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**

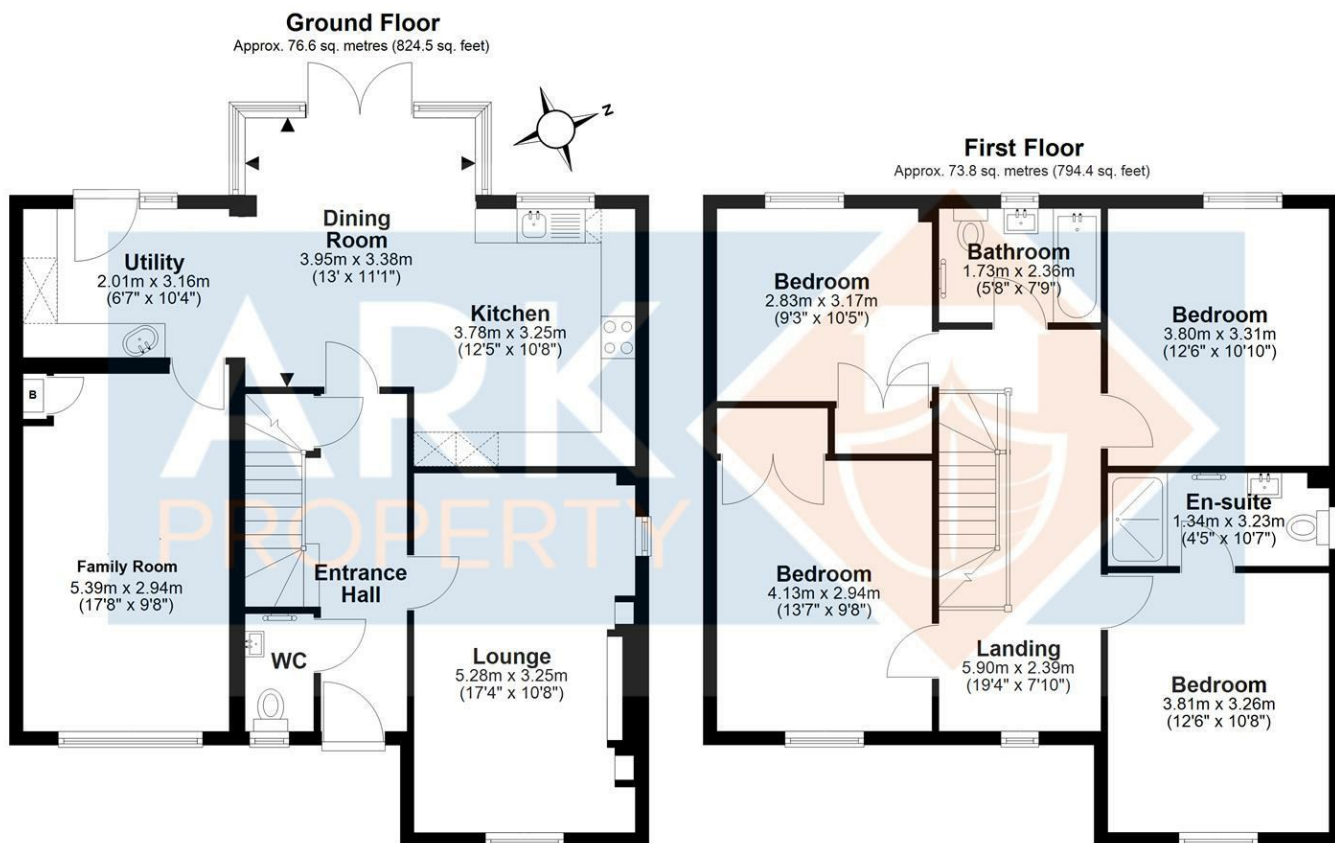
We can also offer full Financial and Solicitor services.

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

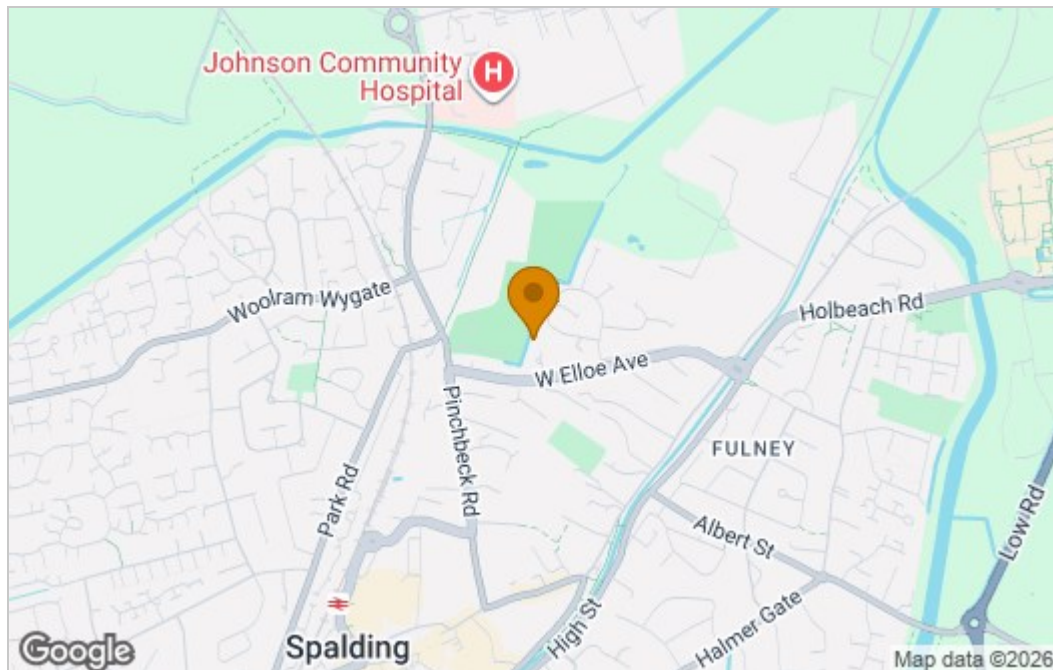
## Floor Plan



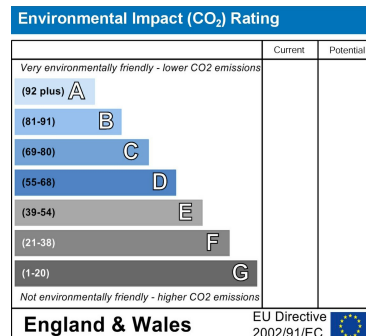
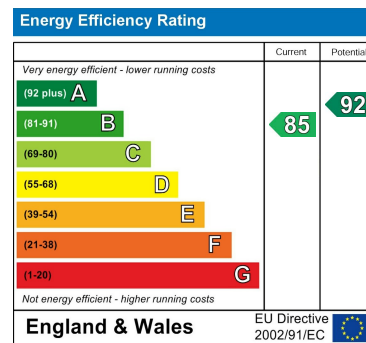
Total area: approx. 150.4 sq. metres (1618.8 sq. feet)

Floor plan created by Matte Black Media.  
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>

