



## 36 Clay Lake, Spalding, PE11 2QG

**£325,000**

- Set back from the road behind iron gates with a long gravel driveway, offering privacy and ample off-road parking
- Spacious detached home with versatile living accommodation
- Generous lounge featuring exposed brick fireplace and cast iron wood-burning stove
- Additional sitting room providing flexible living or entertaining space
- Well-equipped kitchen with adjoining dining room overlooking the garden
- Mature gardens to the rear and side, creating a private and attractive outdoor setting

Situated in a desirable residential area of Clay Lake, Spalding, this attractive detached home is set back from the road behind iron gates, approached via a long gravel driveway, offering both privacy and an impressive sense of arrival. The property provides spacious and versatile accommodation, ideal for families or those seeking a well-proportioned home with character and modern comforts.

The welcoming entrance hall leads into a generous lounge, featuring an exposed brick fireplace with marble hearth and a charming cast iron wood-burning stove, creating a warm and inviting focal point. A separate sitting room offers additional living space, perfect for relaxing or entertaining, complete with understairs storage and access to the kitchen.

The well-appointed kitchen is fitted with a range of base and eye-level units, complemented by solid wood work surfaces and tiled splashbacks. It includes a freestanding gas cooker with extractor and ample preparation space, making it both practical and functional. The adjoining dining room provides a bright and sociable setting for family meals, with pleasant views over the garden.

A useful utility/shower room adds further convenience, featuring a modern three-piece suite, fitted workspace, and plumbing for appliances.

Upstairs, the property offers well-proportioned bedrooms and family bathroom facilities, providing comfortable accommodation suited to modern living.

Externally, the home enjoys wrap around gardens, offering a good degree of privacy. The driveway provides ample off-road parking, while the established greenery creates an ideal outdoor space for relaxation or entertaining.

Further benefits include PVC double glazing and gas central heating throughout.

Conveniently located for local amenities, schools, and transport links within Spalding, this delightful home must be viewed to be fully appreciated.

Early viewing is highly recommended.

### Entrance Hall

Solid wood glazed entrance door. Skimmed ceiling. Stairs to first floor landing. Doors to lounge and sitting room.

### Lounge 11'9" x 13'2" (3.60m x 4.02m)



PVC double glazed window to front. Skimmed ceiling. Radiator. Exposed brick fireplace with marble hearth and cast iron wood burning stove.



**Sitting Room 13'4" x 13'1" (4.07m x 4.00m)**

PVC double glazed window to front. Skimmed ceiling. Radiator. Stone tiled flooring. Understairs storage cupboard with built in shelving. Door to kitchen.

**Kitchen 11'5" x 11'3" (3.49m x 3.45m)**

PVC double glazed window to side. Coving to

skimmed ceiling. Radiator. Stone tiled flooring. Opening to dining room. Fitted base and eye level units with solid wood and granite work surfaces. Tiled splash backs. Free standing island unit with built in storage. 6 ring free standing gas cooker with extractor hood over. Inset Belfast sink with chrome mixer tap. Space for fridge/freezer. Space and plumbing for dishwasher. Wall mounted mains gas central heating boiler.

**Dining Room 10'5" x 11'3" (3.18m x 3.45m)**

PVC double glazed window and solid wood glazed stable door to side. Coving to skimmed ceiling. Half height wall panelling. Stone tiled floor.



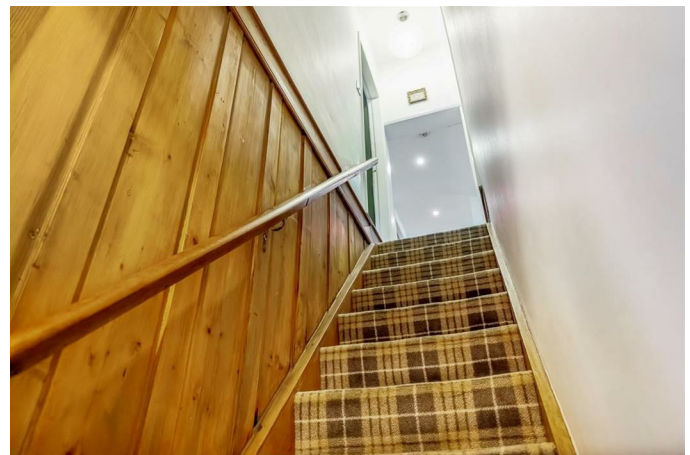
**Utility/Shower Room 4'1" x 6'9" & 6'3" x 6'9" (1.25m x 2.06m & 1.92m x 2.06m)**



PVC double glazed window and solid wood glazed stable door to rear. Skimmed ceiling. Stone tiled flooring. Chrome wall mounted heated towel rail. Half height panelling. Fitted worktop space with space and plumbing under for washing machine and tumble dryer. Fitted with a three piece suite comprising glazed shower enclosure with wall boarding and thermostatic bar shower. Close couple toilet with push button flush. Wall mounted wash hand basin.



**Landing**



Loft access. Doors to bedrooms and bathroom. Spot lighting.

**Bedroom 1 13'3" x 13'3" (4.04m x 4.05m)**



PVC double glazed window to front. Skimmed ceiling. Radiator. Built in over stairs cupboard with shelf and hanging rail.



**Bedroom 2 11'11" x 13'2" (3.64m x 4.02m)**



**Bathroom 11'6" x 9'2" (3.52m x 2.81m)**



PVC double glazed window to front. Skimmed ceiling. Radiator.

**Bedroom 3 10'5" x 11'4" (3.20m x 3.47m)**



PVC double glazed window to side. Skimmed ceiling. Ceiling beam. Radiator.



PVC double glazed window to side and rear. Skimmed ceiling. Recessed spot lights. Vinyl flooring. Antique hospital style radiator. Built in double door airing cupboard with fitted shelving and hot water cylinder.

Fitted with a three piece suite comprising free standing bath with floor mounted chrome tap with hand held shower attachment. Close coupled toilet. Wash hand basin set in vanity unit with chrome mixer tap. Extractor fan.



## Outside



There is a long gravel driveway leading to the property providing off road parking for multiple vehicles, leading to the entrance gate and garage/workshop.

The property sits central on its plot with wrap around gardens. Laid to lawn with patio seating areas, vegetable garden with raised beds. A selection of mature trees, shrubs and flower beds. Nature pond. Greenhouse area.



## Garage/Workshop 18'9" x 17'1" (5.73m x 5.23m)



The garage/workshop is timber construction with concrete floor. Power and light connected.



## Property Postcode

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

## 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

Property construction: Brick

Electricity supply: Mains - British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Mains - Anglian Water

Sewerage: Mains

Heating: Mains Gas Central Heating

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 Timber Garage

Building safety issues: No

Restrictions: Please refer to title register

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:

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: None

Coalfield or mining area: No

Energy Performance rating: D59

### 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

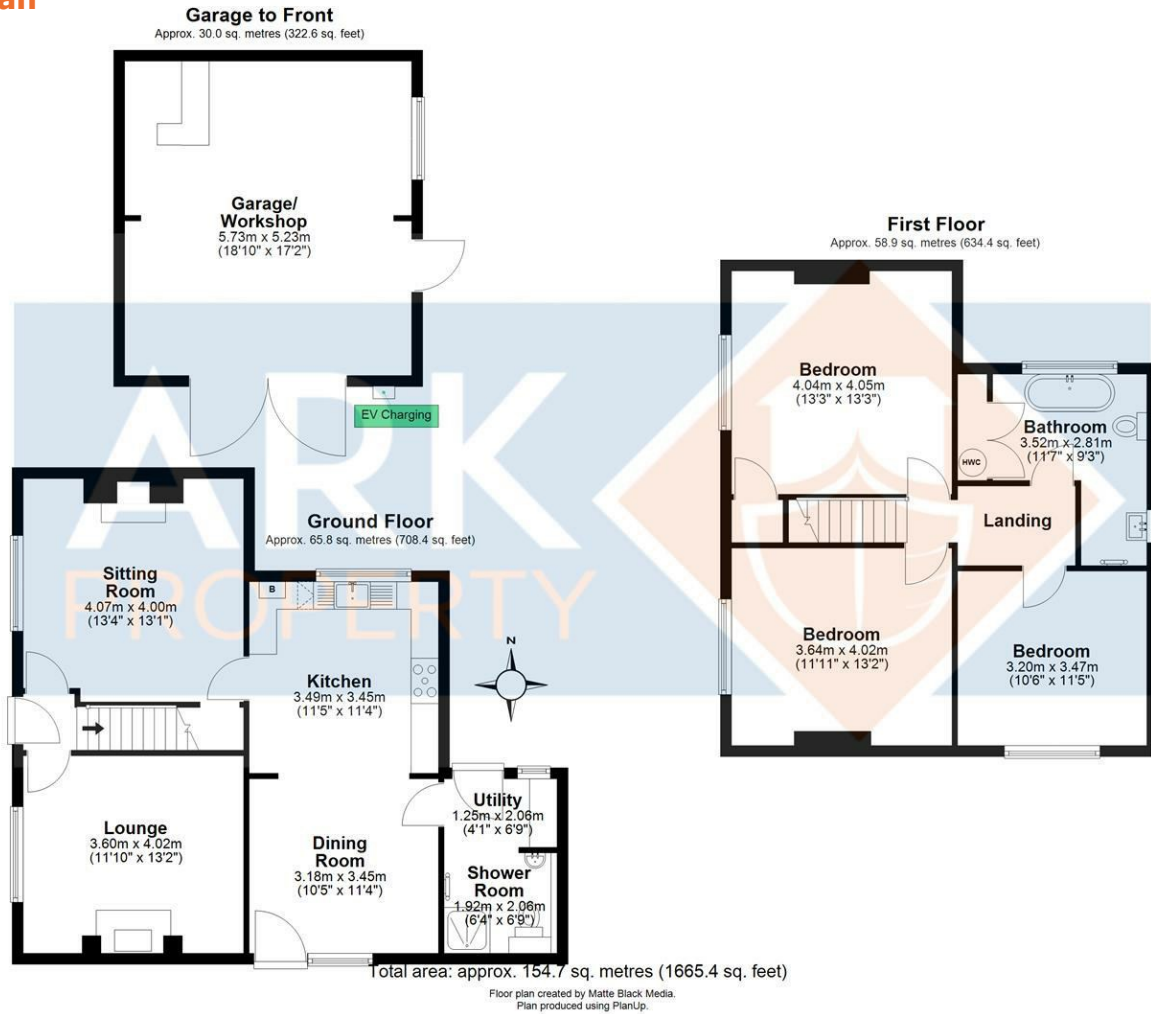
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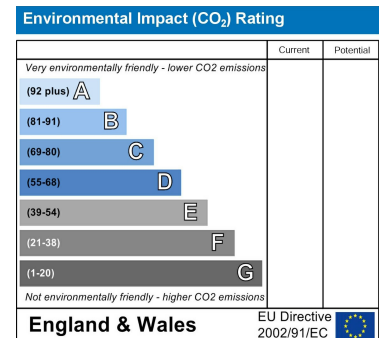
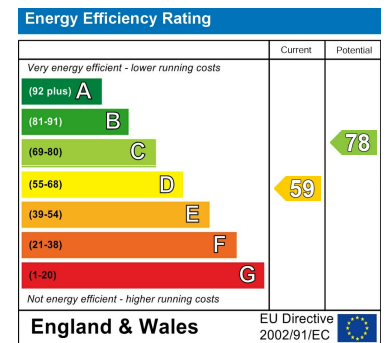
**Floor Plan**



**Area Map**



**Energy Efficiency Graph**



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