



## **1 Muirfield Close, Spalding, PE11 2SR**

**£260,000**

- Great frontage to the property
- Popular location within easy access of the town centre
- Traditional Allison build
- Lovely size conservatory overlooking rear garden
- Neutral decor throughout
- Easy flowing layout
- Must view to be appreciated
- Three bedrooms
- Positioned in the corner of the cul de sac
- Register with Ark today and find your next home

Who doesn't love a traditional Allison Homes property? With a generous frontage, a great-sized rear garden, and plenty of potential to adapt and make your own, this well-presented home offers fantastic family living in a sought-after cul-de-sac position.

Occupying a corner plot with an impressive frontage, the property enjoys a spacious and flowing layout throughout. The accommodation is both practical and inviting, ideal for modern family life.

To the rear, a well-proportioned conservatory provides additional living space and overlooks the enclosed garden, creating the perfect spot to relax and enjoy the surroundings all year round.

Homes in positions like this are always popular, so get your viewing booked early to avoid missing out.

#### Entrance Porch

Entrance door to front. Door leading to entrance hall.

#### Entrance Hall 13'6" x 5'9" (4.14m x 1.77m)



Stairs to first floor landing. Radiator.

#### Lounge 11'10" x 12'4" (3.61m x 3.76m)



Window to front. Radiator. Feature fireplace with brick surround.

#### Dining Room 11'6" x 9'8" (3.53m x 2.96m)



French doors leading to conservatory. Radiator.

#### Conservatory 13'1" x 9'8" (4.00m x 2.96m)



Brick and PVC construction. Polycarbonate roof. Doors leading to rear garden.

#### Kitchen 8'11" x 8'5" (2.73m x 2.57m)



Window to rear. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Electric hob with extractor over. Built in oven and grill under. Space and plumbing for dishwasher. Understairs storage cupboard. Under cupboard LED lighting to all kitchen worktop surfaces.

**Utility Room 6'6" x 7'10" (2.00m x 2.41m)**



Door and window to rear. Space and plumbing for washing machine and tumble dryer. Space for fridge/freezer.

**Cloakroom**



Window to side. Toilet Wash hand basin. Tiled splash back.

**First Floor Landing 8'10" x 7'4" (2.70m x 2.24m)**



Window to side. Doors to bedrooms and bathroom.

**Bedroom 1 12'8" x 10'11" (3.87m x 3.35m)**



Window to front. Radiator.

**Bedroom 2 10'11" x 10'11" (3.33m x 3.35m)**



Window to rear. Radiator. Built in storage cupboard.

**Bedroom 3 7'8" x 7'4" (2.35m x 2.25m)**

Window to front. Radiator.

**Bathroom 6'7" x 7'4" (2.03m x 2.24m)**

Window to rear. P shaped bath with shower over. Glass shower screen. Toilet and wash hand basin set in vanity unit. Fully tiled walls. Extractor fan.

**Outside**

The front of the property has a driveway providing off road parking and leading to the garage. There is a long lawn area to the front.

Lean to garden shed, ideal for garden tool storage to the side of the property.

The rear garden is enclosed by timber fencing. Mainly laid to gravel with extended patio area. Established trees and bushes.

**Garage 16'9" x 8'1" (5.13m x 2.48m)**

Up and over door to front. Power and light connected. New fibreglass roof (less than 4 months old).

**Property Postcode**

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

**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: Eon Next  
 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: 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

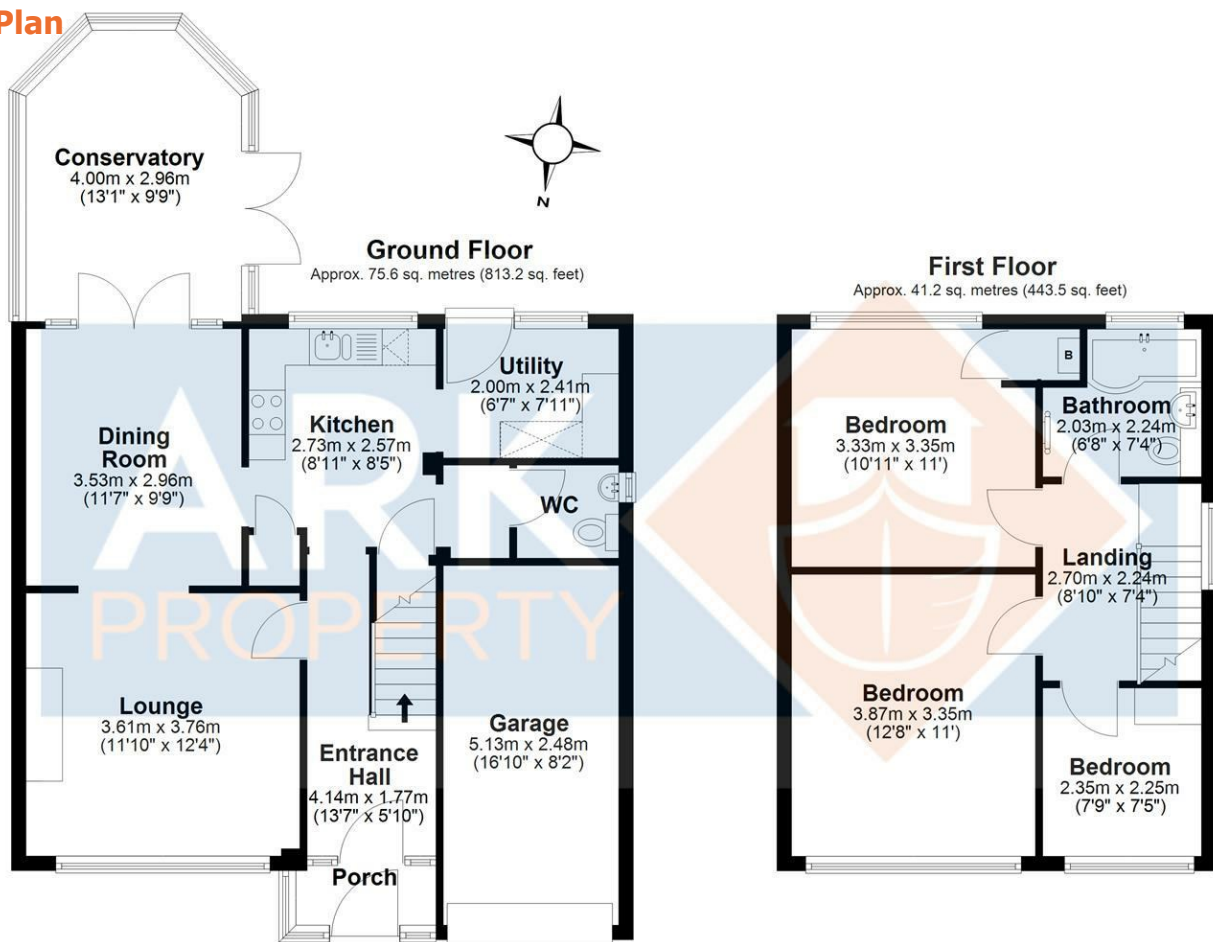
We can also offer full Financial and Solicitor services.

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

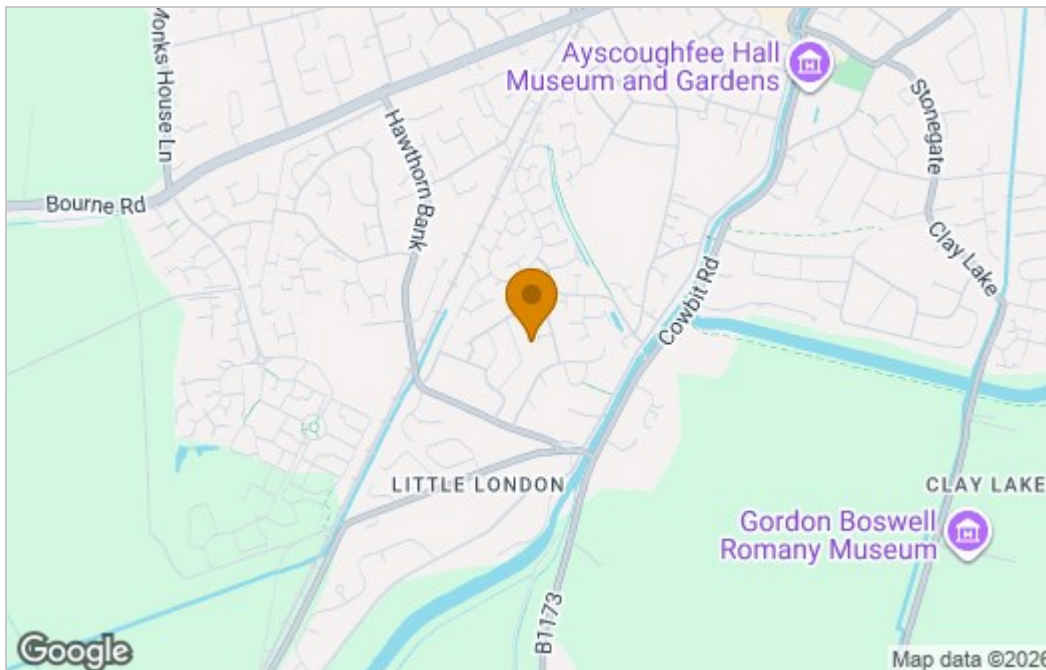
**Floor Plan**



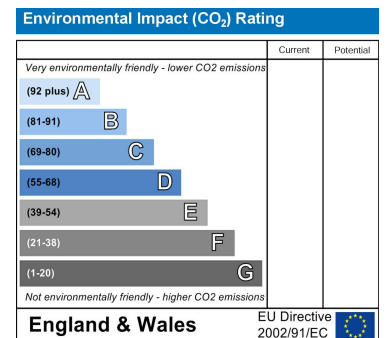
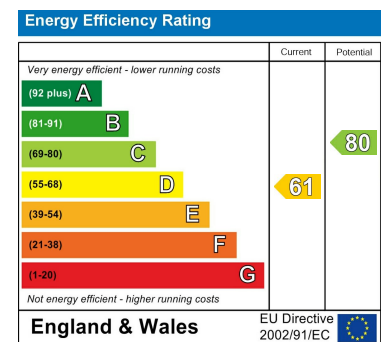
Total area: approx. 116.8 sq. metres (1256.8 sq. feet)

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

**Area Map**



**Energy Efficiency Graph**



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