



## 3 Birch Grove, Spalding, PE11 2HL

**£425,000**

- Fully renovated to create a stunning family home.
- Beautifully landscaped garden with mature trees.
- Easy access to the riverside for relaxing walks.
- Located in a popular area of Spalding.
- Four generous-sized bedrooms.
- Modern main bathroom and en-suite, both fully renovated.
- Stylishly decorated throughout with high-end finishes.
- Ample off-road parking to the front.

A sought after location with easy access to schools and town, it was fully renovated by the current owners into a stunning family home. From the modern kitchen with a breakfast bar, a spacious dining room, and a cosy lounge with a modern fireplace, to four generous bedrooms upstairs, including a beautifully updated en-suite, the property exudes charm. Outside, mature trees and a landscaped garden complete this dream home.

**Entrance Hall 11'1" x 9'10" (3.38m x 3.01m)**



Door to front with side panels. Wood effect flooring. Radiator. Stairs to first floor landing. Under stairs storage cupboard.



**Lounge 22'10" x 11'4" (6.98m x 3.47m)**



Bay window to front. Windows to side. Patio doors to rear. Wood effect flooring. Inset fire with natural flame. Radiators.

**Dining Room 11'1" x 9'11" (3.38m x 3.03m)**



Bay window to front. Radiator. Wood effect flooring.

**Kitchen/Breakfast Room 11'3" x 20'2"  
(3.45m x 6.17m)**



Window to rear. French doors to rear. Radiator. Vertical radiator. Split flooring, wood effect flooring and tiled flooring. Matching wall and base units with wood work top. Sink inset with drainer and mixer tap. Built in fridge and freezer. Built in Bosch dishwasher Electric AEG induction hob and extractor over. Built in eye level Zanussi oven and grill.



**Cloakroom**



Toilet. Wash hand basin set in vanity unit. Partially tiled walls. Radiator. Extractor fan.

**Utility Room 5'6" x 8'5" (1.69m x 2.59m)**



Window and door to rear. Base unit with worktop over. Space and plumbing for washing machine.

**First Floor Landing 11'5" x 9'11" (3.50m x 3.04m)**



Window to front. Loft access. Storage cupboard. Doors to bedrooms and bathroom.

**Bedroom 1 17'5" x 11'4" (5.32m x 3.47m)**



Window to front and rear. Laminate wood flooring. 2 radiators. Built in wardrobes.



**En-suite 6'11" x 9'10" (2.12m x 3.01m)**



Window to rear. Double shower cubicle with rainwater head and separate shower extension. Wash hand basin set in vanity unit. Toilet. Heated towel rail. Partially tiled walls. Laminate flooring.

**Bedroom 2 9'11" x 11'9" (3.03m x 3.59m)**



Window to front. Radiator. Laminate wood flooring.

**Bedroom 3 7'2" x 11'9" (2.19m x 3.59m)**



Window to rear. Radiator. Laminate wood flooring. Storage built into eaves.

**Bedroom 4 8'3" x 9'11" (2.54m x 3.03m)**



Window to front. Radiator. Laminate wood flooring. Storage built into eaves.

**Bathroom 5'7" x 9'11" (1.72m x 3.03m)**



Window to rear. Laminate flooring. Heated towel rail. Panelled bath with separate shower extension. Wash hand basin set in vanity unit. Toilet. Shaver point. Partially tiled walls.



**Outside**



The front of the property has a gravel driveway

providing off road parking. Leading to garage. Pathway leading to front door. Lawn area.

The rear garden is enclosed by timber fencing and hedging. Laid to lawn. Establish trees. Patio area with pergola.

### **Garage 17'1" x 11'8" (5.22m x 3.57m)**

Up and over door to front. Power and light connected. Window to side. Pedestrian door leading to utility room.

### **Property Postcode**

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

### **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: E

Annual charge: No

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 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: D62

### **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**

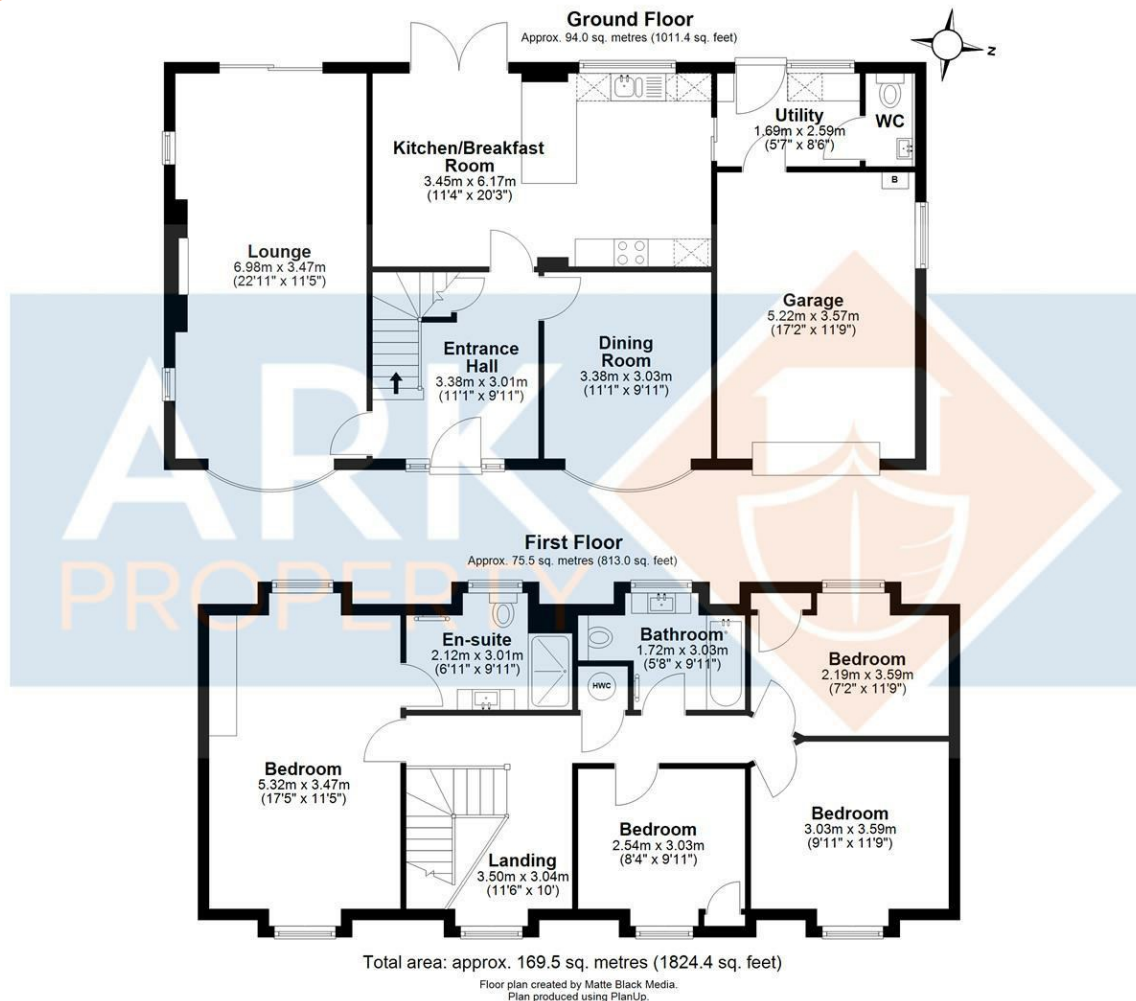
We can also offer full Financial and Solicitor services.

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.

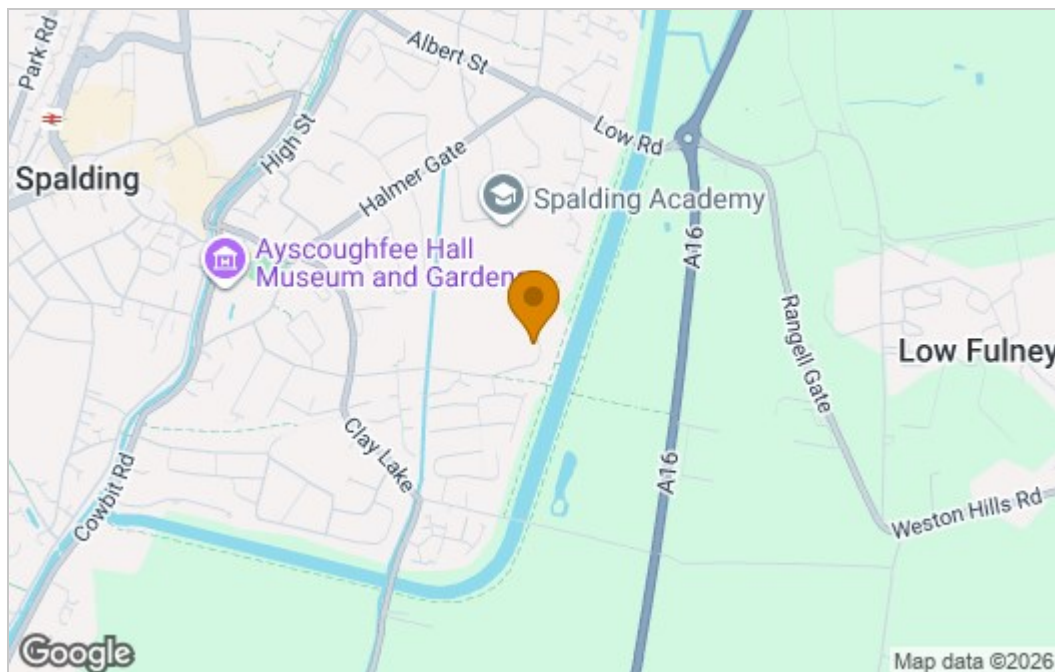
#### **Disclaimer**

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.

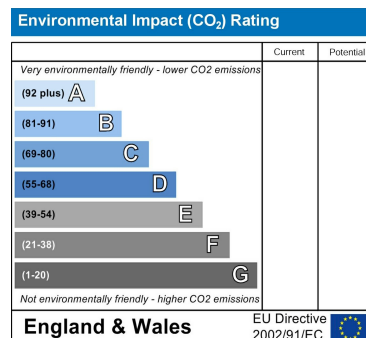
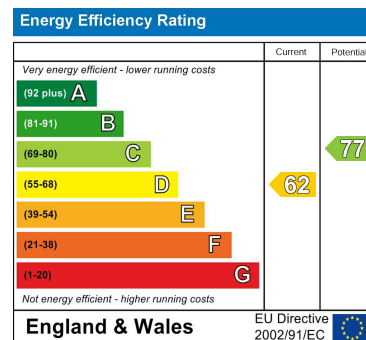
## Floor Plan



## Area Map



## Energy Efficiency Graph



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