



## 28 Cradge Bank, Spalding, PE11 3AB

**£220,000**

- Located within easy access of town and local amenities
- Three double bedrooms
- En-suite to the main bedroom
- Ample off road parking to front
- Private enclosed rear garden
- Modern kitchen diner
- Neutral decor throughout
- Spacious living area
- Must view to be appreciated
- Register with Ark today for your latest listings

Situated on Cradge Bank, in a convenient location offering easy access to Spalding and ideally positioned for commuting to Peterborough, this well presented three double bedroom, three-storey home is perfect for modern family living.

Offering ample off road parking to the front and a beautifully maintained, low-maintenance rear garden that enjoys the sun throughout the day, the property impresses both inside and out.

Internally, the home has been lovingly cared for and is decorated in tasteful neutral tones throughout, creating a bright and welcoming feel. The ground floor offers a sociable kitchen diner ideal for entertaining, alongside a well-proportioned lounge perfect for relaxing. Across the upper floors are three generously sized double bedrooms, providing flexible living space for families, guests, or home working.

A fantastic opportunity in a sought-after location — book your viewing today.

#### Entrance Hall

Composite glazed entrance door to front. Stairs to first floor landing. Solid oak door leading to lounge.

#### Lounge 15'1" x 9'7" (4.60m x 2.94m)



PVC double glazed window to front. Radiator. Carpeted. Wired internet point. USB plug sockets. Solid oak door leading to kitchen.



#### Kitchen 13'11" x 12'10" (4.25m x 3.93m)



PVC double glazed window and French doors to rear. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Electric hob with extractor over. Built in eye level oven and grill. Space for fridge/freezer. Integrated dishwasher. Built in washer/dryer. Radiator. Wood effect flooring. USB plug sockets.



### Cloakroom

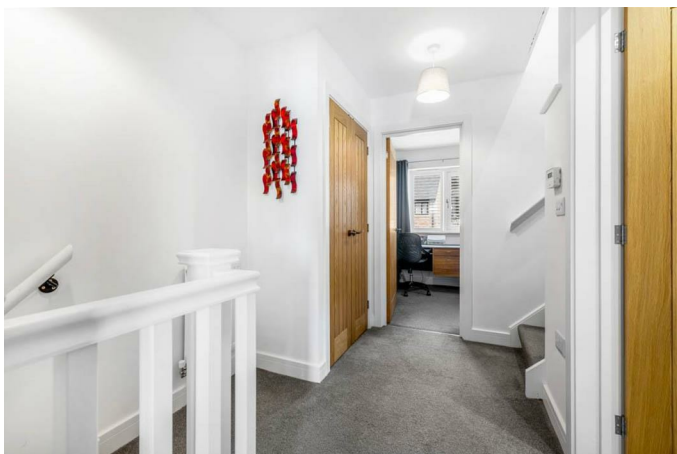


Toilet. Wash hand basin. Heated towel rail.

### First Floor Landing 9'3" x 6'5" (2.83m x 1.96m)



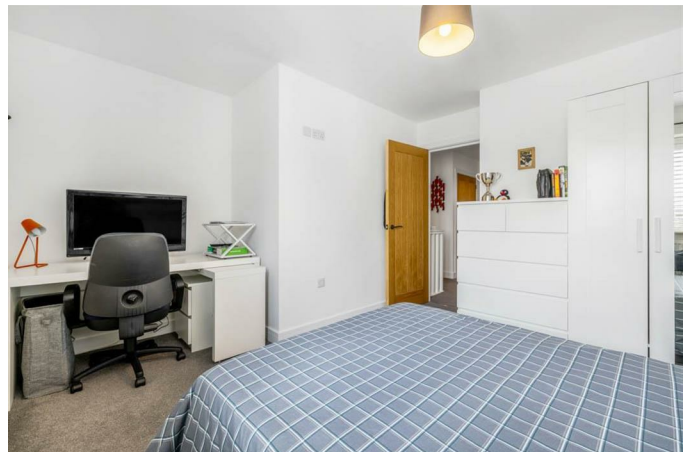
Solid oak doors leading to bedrooms and bathroom. Airing cupboard. Stairs to second floor, bedroom 1.



### Bedroom 2 10'8" x 12'11" (3.26m x 3.94m)



PVC double glazed window to front. Radiator. Wired internet point. USB plug sockets.



### Bedroom 3 7'5" x 12'11" (2.27m x 3.95m)



PVC double glazed window to rear. Radiator. Wired internet point. USB plug sockets.



**Bathroom 6'4" x 6'0" (1.95m x 1.83m)**



Bath with shower over. Glass shower screen. Toilet. Wash hand basin set in vanity unit. Heated towel rail. Extractor fan.

**Bedroom 1 12'4" x 12'10" (3.77m x 3.93m)**



Two velux windows to front with fitted black out

blinds. Radiator. Wiring available for air conditioning unit. Wired internet point. USB plug sockets. Solid oak door leading to en-suite.



**En-suite 6'1" x 6'1" (1.86m x 1.86m)**



Velux window to rear with fitted black out blind. Corner shower cubicle with shower. Toilet. Wash hand basin set in vanity unit. Heated towel rail. Built in storage cupboard.

## Outside



The front of the property has a gravel driveway providing off road parking. Electric point adjacent to front door.

The rear garden is enclosed by timber fencing. Mainly laid with gravel with a patio seating area. Double outdoor electricity socket. Outside water tap. Gated access to the rear leading to a shared communal area and a gate to the front of the property. Large outdoor area, great for storage to the side of the house.



## Property Postcode

For location purposes the postcode of this property is: PE11 3AB

## 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: A

Annual charge: No

Property construction: Brick built

Electricity supply: Utility Warehouse

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

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**

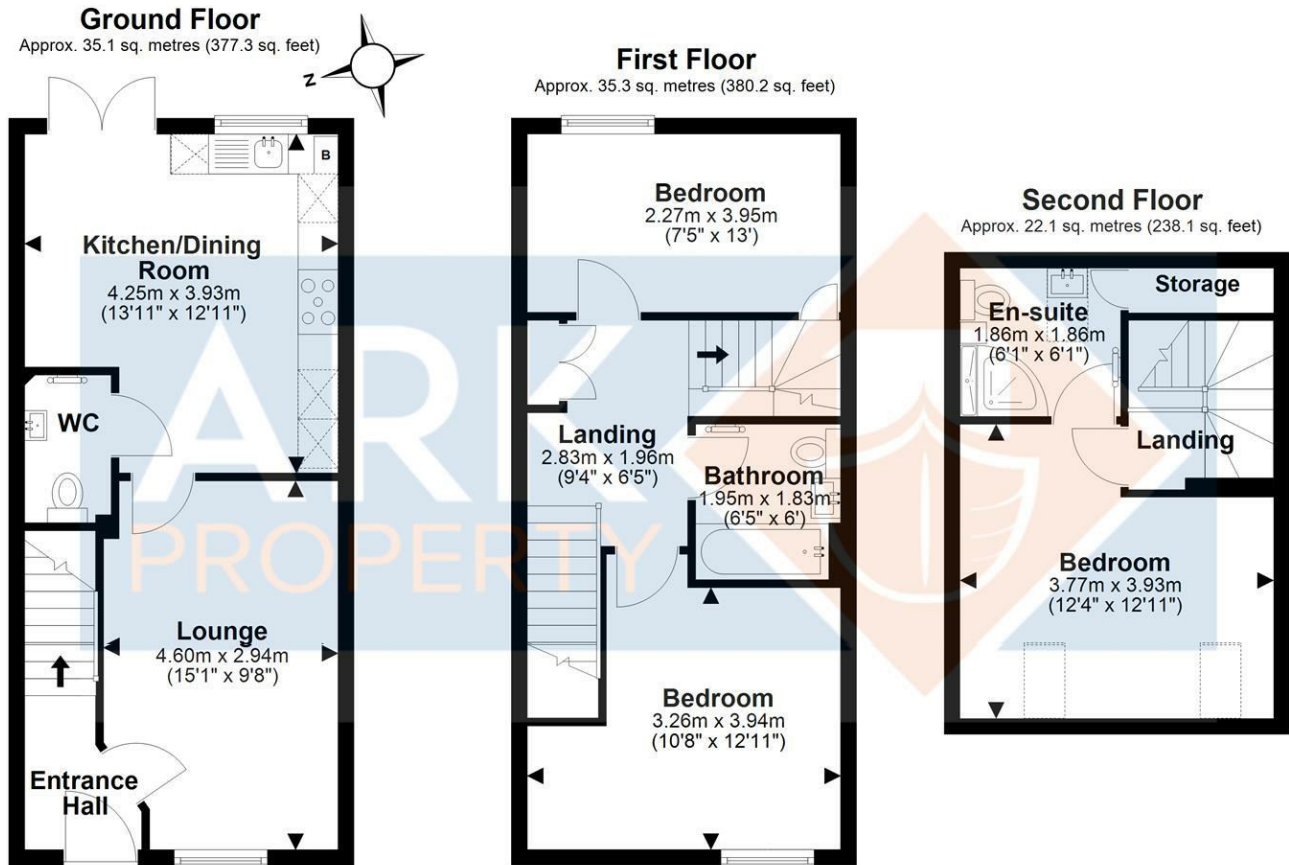
We can also offer full Financial and Solicitor services.

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

## Floor Plan



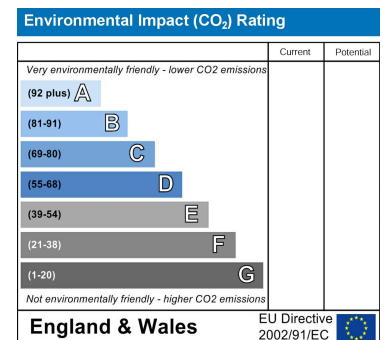
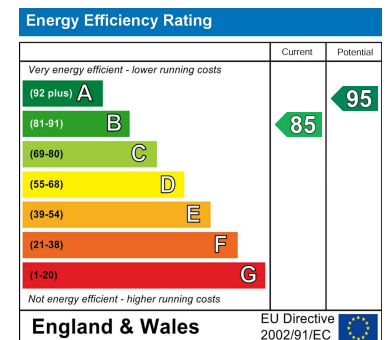
Total area: approx. 92.5 sq. metres (995.7 sq. feet)

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

## Area Map



## Energy Efficiency Graph



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