ARK PROPERTY









101 Cradge Bank, Spalding, PE11 3AF

No Onward Chain £300,000

- Field views to front
- Well presented throughout
- Neutral decor
- Popular flowing layout
- Spacious bedrooms
- Lanscaped rear garden
- Desirable location
- Block paved driveway leading single garage
- No forward chain
- Register with Ark to find your next home

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Located just off Cradge Bank on the desirable right side of the tracks location, this beautiful family home offers the perfect balance for commuters looking to avoid the train traffic while enjoying peaceful surroundings.

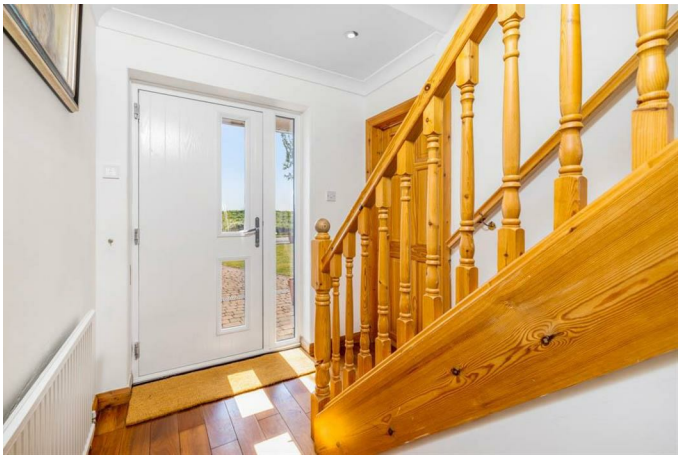
The ever-popular Allison design has long been a favourite in the Spalding area, and this exceptional home takes that trusted layout to another level. Boasting a spacious and flowing floorplan, the property has been thoughtfully improved both inside and out.

Externally, the home impresses with a stylish block paved driveway, electric roller garage doors, and modern anthracite windows, creating fantastic kerb appeal. Inside, the contemporary finish continues with attractive wooden flooring, a modern fitted kitchen, and generously sized bedrooms that flow seamlessly throughout the home.

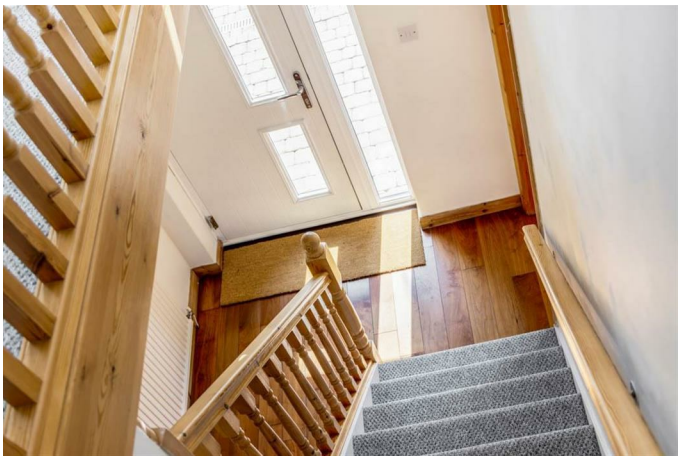
Enjoy stunning open field views and the charm of horses grazing nearby, adding to the peaceful countryside feel. Offered to the market with no onward chain, this superb property truly has it all.

Early viewing is highly recommended — book yours today.

Entrance Hall 4'10" x 6'4" (1.49m x 1.95m)



Anthracite composite door to front with glazed side panel. Radiator. Wood flooring. Stairs to first floor landing.



Lounge 25'3" x 11'10" (7.70m x 3.63m)

UPVC window to front. Radiator. Wood flooring. Feature fireplace with modern electric fire.



Dining Room



Bi-folding doors to rear. Wood flooring. Radiator.

Kitchen 12'11" x 12'3" (3.96m x 3.74m)



UPVC window to rear. Matching range of base and eye level units with granite work surfaces over. Radiator. Tiled flooring. Inset sink unit with drainer and adjustable mixer tap. Induction hob with separate gas hob with modern extractor hood over. Neff eye level oven and grill. Space for American style fridge/freezer. Understairs storage cupboard.



Rear Lobby

Door to side. Tiled flooring.

Cloakroom/Utility Room



UPVC window to side. Toilet. Wash hand basin. Partially tiled walls. Tiled flooring. Plumbing for washing machine.

Pantry

Tiled flooring. Shelving.

First Floor Landing 14'11" x 6'4" (4.57m x 1.95m)



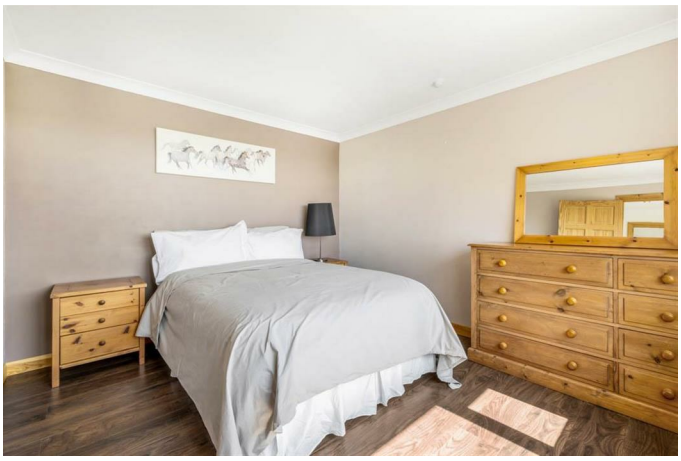
Loft access. Carpeted.

Bedroom 1 13'8" (into cupboard) x 12'0" (4.17m (into cupboard) x 3.66m)



UPVC window to front. Radiator. Laminate wood flooring. Sliding mirrored door wardrobes.

Bedroom 2 11'5" x 10'5" (3.49m x 3.18m)



UPVC window to front. Radiator. Laminate wood flooring.

Bedroom 3 11'3" x 11'2" (3.43m x 3.42m)



UPVC window to rear. Radiator. Laminate wood flooring. Built in airing cupboard housing hot water cylinder and boiler.

Bedroom 4 9'2" x 8'6" (2.81m x 2.61m)



UPVC window to rear. Radiator. Laminate wood flooring.

Bathroom 5'6" x 8'10" (1.70m x 2.70m)



UPVC window to rear. Shower cubicle with rainfall head and separate shower attachment. Extractor fan. Bath. Wash hand basin. Toilet. Fully tiled walls. Heated towel rail. Tiled flooring.

Outside



The front of the property has a block paved driveway providing off road parking. Lawn area. Established hedges.
The rear garden is enclosed by timber fencing. Lawn area. Patio area.

Garage 15'11" x 10'5" (4.86m x 3.19m)

Electric roller door to front. Power and light connected.

Property Postcode

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

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
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: D63

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.

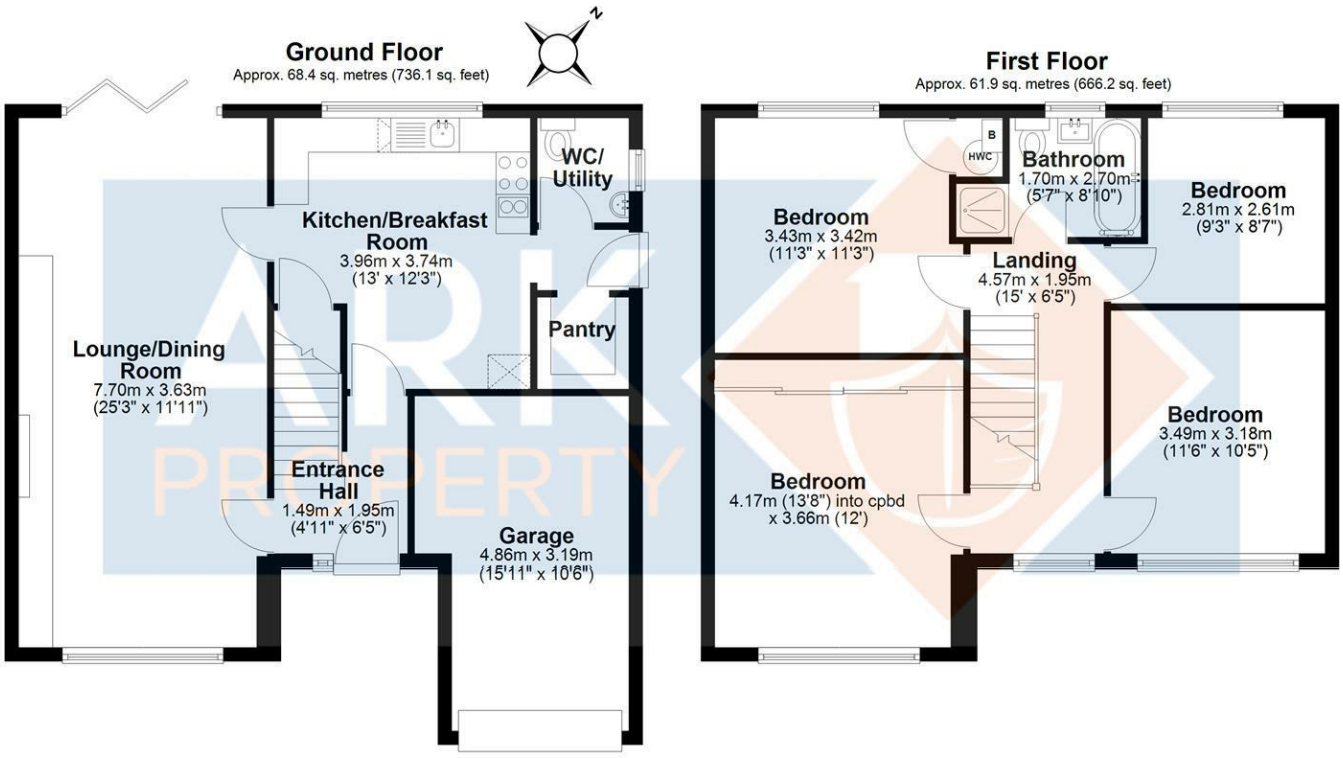
Disclaimer

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



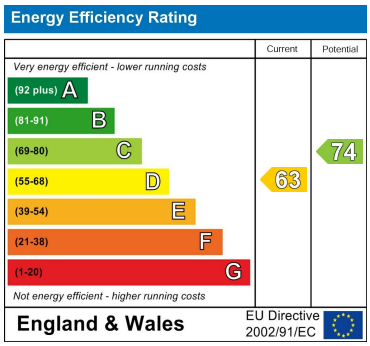
Total area: approx. 130.3 sq. metres (1402.3 sq. feet)

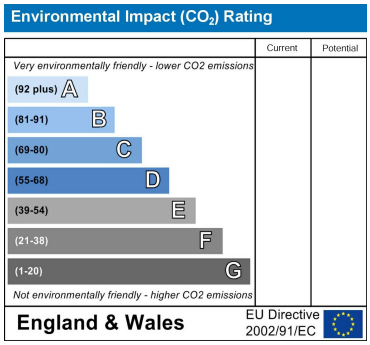
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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