



7 Melville Way, Spalding, PE11 1YH

£215,000

- Spacious three-bedroom Broadgate Home with well-presented accommodation throughout
- Modern kitchen diner offering ample space for family dining and entertaining
- Bright and welcoming lounge ideal for relaxing and everyday living
- Downstairs WC and a stylish four-piece family bathroom fitted to a modern standard
- Three generously sized double bedrooms accessed from the first-floor landing
- Enclosed rear garden featuring lawn and decked seating areas, plus off-road parking for two vehicles

Situated in a popular residential location, this well-presented three-bedroom Broadgate Home on Melville Way offers spacious and modern living throughout. The accommodation comprises an entrance hall, lounge, kitchen diner, and downstairs WC. To the first floor, the landing provides access to three double bedrooms and a stylish four-piece family bathroom.

Outside, the property benefits from off-road parking for two vehicles and an enclosed rear garden featuring both lawn and decked seating areas, ideal for relaxing or entertaining. A fantastic family home conveniently located close to local amenities and transport links in Spalding.

Kitchen 11'0" x 15'9" (3.36m x 4.81m)



Composite glazed entrance door. Coving to skimmed ceiling. Vinyl flooring. Radiator. Door to cloakroom. Fitted with a matching range of base and eye level units with roll edge work surface and matching upstand. Four ring gas hob with stainless steel extractor hood over. Integrated electric oven and grill under. Composite sink and drainer with chrome mixer tap over. Space for fridge freezer. Space and plumbing for washing machine and dishwasher.



Lounge 12'8" x 12'1" (3.88m x 3.70m)



PVC double glazed French doors with side lights to rear. Coving to skimmed ceiling. Radiator. Built in under stairs cupboard.

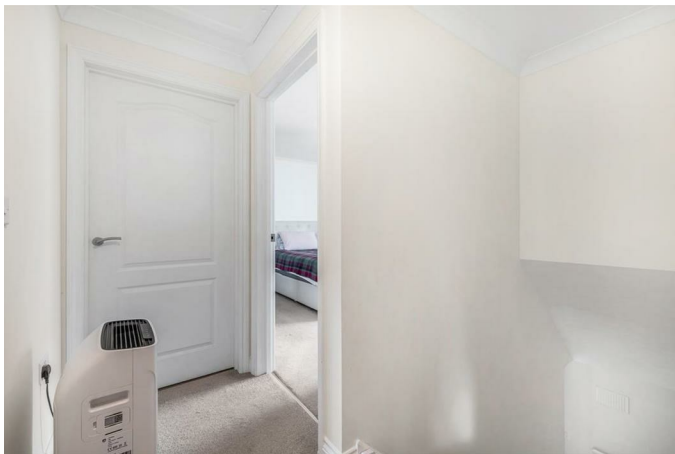


Cloakroom



Coving to skimmed ceiling. Extractor fan. Vinyl flooring. Radiator. Fitted close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap and tiled splash back.

First Floor Landing



Coving to skimmed ceiling. Loft access (The vendor has informed us the loft has been boarded and fitted with shelving for additional storage). Doors to bedrooms and bathroom.

Bedroom 1 12'8" x 12'2" (3.88m x 3.73m)



PVC double glazed window to rear. Coving to skimmed ceiling. Radiator. Built in double door wardrobe with fitted shelf and hanging rail.



Bedroom 2 10'0" x 11'5" (3.06m x 3.48m)



PVC double glazed window to front. Coving to skimmed ceiling. Loft access. Radiator.



Bedroom 3 11'0" x 8'4" (3.37m x 2.56m)



PVC double glazed window to front. Coving to skimmed ceiling. Radiator.

Bathroom 8'7" x 6'11" (2.63m x 2.11m)



PVC double glazed window to front. Coving to skimmed ceiling. Recessed spot lights. Vinyl flooring.

Extractor fan. Heated towel rail. Shaver point. Fitted with a four piece suite comprising panelled bath with chrome mixer tap and shower attachment. Shower pod with rainfall head and hand held attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap. Tiled splash back.



Outside



To the front there is a gravelled driveway providing off road parking for two cars. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing. Laid to lawn. Decked seating areas. Timber store. Children's playhouse. Outside light. External electrical socket. Cold water tap available.



Property Postcode

For location purposes the postcode of this property is: PE11 1YH

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: We have been advised there is a

maintenance charge per annum. Please get your legal advisor to confirm all charges prior to purchase.

Property construction: Brick built

Electricity supply: Eon Next

Solar Panels: Yes, 2 panels owned by the property. 0.54kW

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: Two-zone Hive smart heating control system

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 but None over 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.

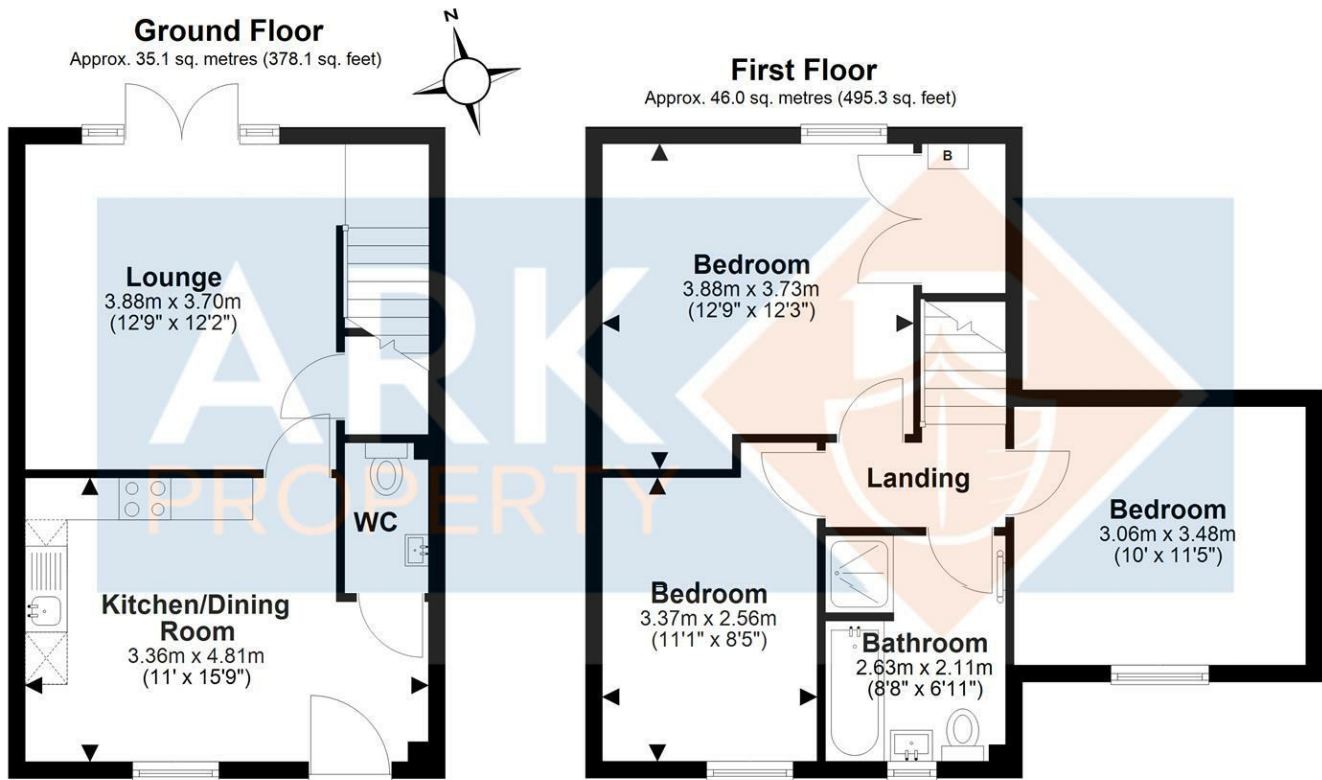
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



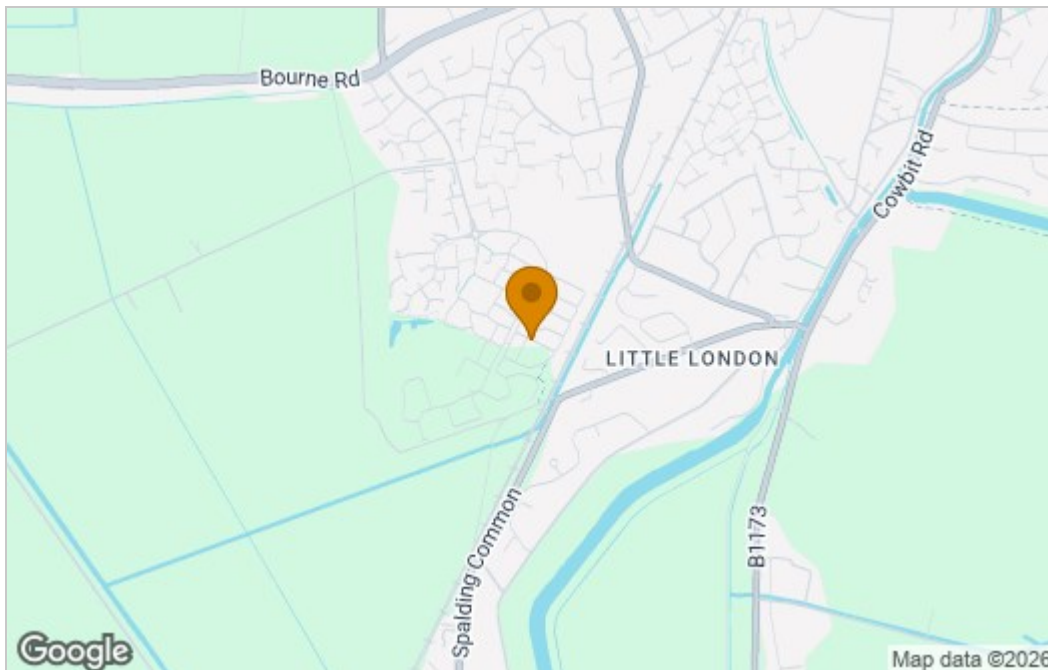
Floor Plan



Total area: approx. 81.1 sq. metres (873.3 sq. feet)

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

Area Map



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Energy Efficiency Graph

