



## **1 Rose Leigh Way, Spalding, PE11 1GW**

**Offers Over £400,000**

- Fantastic executive estate
- Located within easy of Spalding town centre
- Views of the Vernatts drain
- Well presented family home
- Four spacious bedrooms with main having an en-suite
- Large extended driveway with double garage
- Conservatory with warm roof overlooking rear garden
- Spacious flowing downstairs floorplan
- Real kerb appeal
- Priced to sell, book your viewing today

A home with real kerb appeal, this beautifully presented property is set within an impressive executive development just off Pinchbeck Road and truly has it all.

Quietly tucked away at the end of a cul-de-sac, the property enjoys a superb position overlooking Vernatts Drain, offering one of the most desirable spots on the development and a wonderful sense of privacy and tranquillity.

The property also benefits from an extended driveway providing ample off-road parking and leading to a detached double garage, ideal for families or those needing additional storage and workspace.

Inside, the home boasts a spacious and flowing ground floor layout, perfectly suited to modern family living and entertaining. To the rear, the established garden provides a lovely outdoor retreat, while upstairs the sense of space continues with well-proportioned accommodation throughout.

Homes in locations like this rarely stay available for long, fancy a look? Book your viewing today.

#### **Entrance Hall 12'6" x 6'4" (3.82m x 1.95m)**

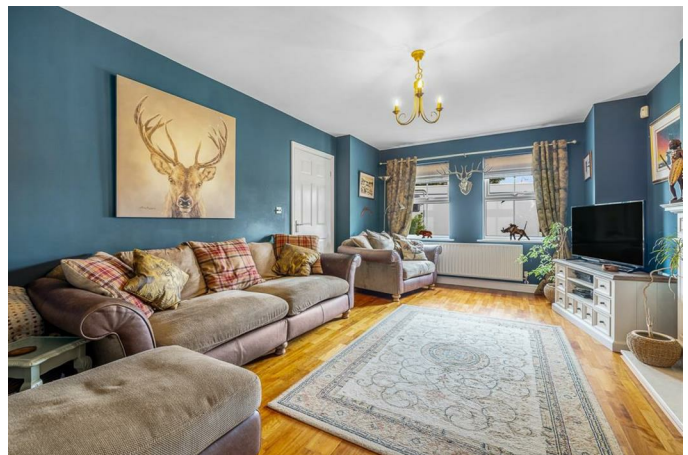


Anthracite glazed door to front with glazed side panels. Stairs to first floor landing. Understairs storage cupboard. Radiator. Tiled flooring.

#### **Lounge 17'8" x 12'1" (5.41m x 3.69m)**



Two windows to front. Radiator. Feature fireplace with surround. Wood effect flooring.



#### **Dining Room 12'7" x 11'3" (3.85m x 3.44m)**



Two windows to front. Radiator. Wood effect flooring.

**Study 6'6" x 8'7" (2.00m x 2.63m)**

Window to side. Radiator. Wood effect flooring.

**Cloakroom**



Window to side. Concealed cistern toilet. Wash hand basin set in vanity unit. Tiled splash back. Radiator. Tiled flooring.

**Utility Room 5'10" x 8'8" (1.78m x 2.65m)**



Window to side. Door to rear. Matching base and eye level units with work top over. Space and plumbing for washing machine and tumble dryer. Sink unit with drainer and mixer tap. Integrated fridge and freezer.

**Kitchen 13'7" x 8'11" (4.15m x 2.73m)**



Window to rear. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Tiled splash back. Gas hob with extractor hood over. Built in eye level oven and grill. Integrated dishwasher. Radiator. Tiled flooring.



**Breakfast Area 10'3" x 18'3" (3.13m x 5.57m)**



Opening to sun room. Radiator. Tiled flooring.

**Garden Room 11'8" x 14'9" (3.58m x 4.50m)**



Windows to side. French doors leading to garden. Radiator. Tiled flooring.

**First Floor Landing 15'11" x 7'5" (4.86m x 2.28m)**



Window to front with window seat with built in storage. Radiator. Carpeted. Loft access. Built in storage cupboard. Doors to bedrooms and bathroom.

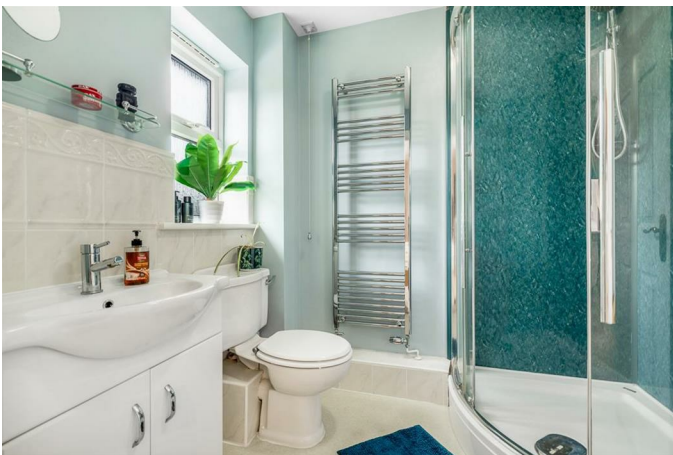
**Bedroom 1 13'4" x 12'5" (4.08m x 3.80m)**



Window to rear. Radiator. Two double door wardrobes with hanging rails and shelving.



**En-suite 6'11" x 5'6" (2.12m x 1.70m)**



Window to rear. Corner shower cubicle with shower over. Wash hand basin set in vanity unit. Toilet. Partially tiled walls. Vinyl flooring. Extractor fan. Heated towel rail.

**Bedroom 2 12'10" x 10'10" (3.92m x 3.32m)**



Two windows to front. Radiator. Built in double door wardrobe. Door to Jack and Jill en-suite.

**Jack and Jill En-suite 4'11" x 7'7" (1.50m x 2.33m)**



Window to side. Corner shower cubicle with rainwater head and separate hand held attachment. Wash hand basin. Toilet. Extractor fan. Radiator.

**Bedroom 3 11'0" x 12'4" (3.36m x 3.78m)**



Two windows to front. Radiator.

**Bedroom 4 8'7" x 8'2" (2.62m x 2.50m)**

Window to rear. Radiator. Door to Jack and Jill ensuite.

**Bathroom 6'11" x 7'1" (2.12m x 2.18m)**

Window to rear. Panelled bath. Wash hand basin. Toilet. Partially tiled walls. Vinyl flooring. Extractor fan. Heated towel rail.

**Outside**

The front of the property has a pathway leading to the front door. Lawn area with established bushes. The side of the property has an extended block paved driveway leading to the double garage. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing and hedging. Mainly laid to lawn with patio seating area. Gravel seating area. Established trees and bushes.

**Double Garage 17'7" x 18'1" (5.37m x 5.53m)**

Twin up and over vehicular doors to front. Window and door to side. Power and light connected.

**Property Postcode**

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

**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: British Gas

Solar Panels: Yes, 12 panels, owned by the house

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 Double 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: C79

### 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.

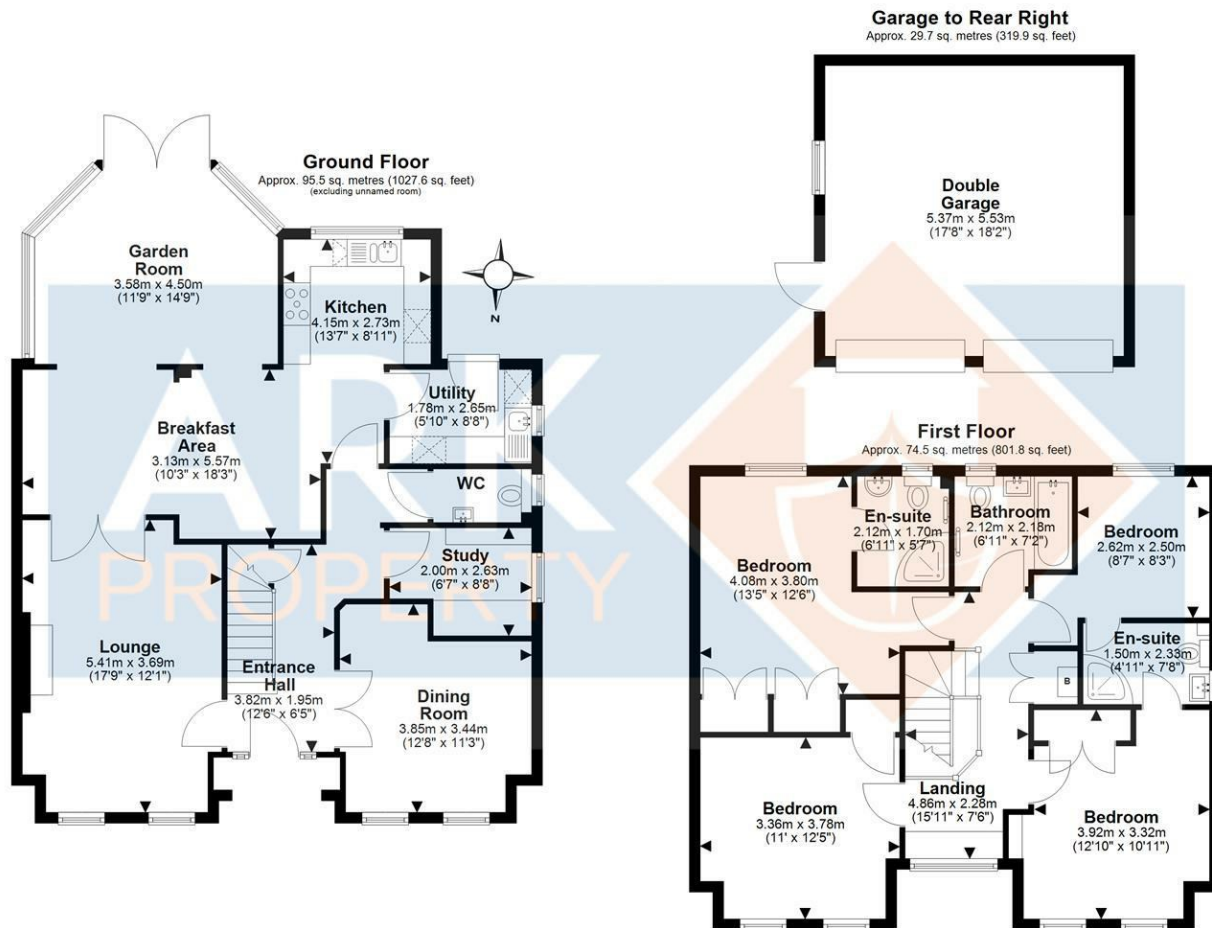
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because

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. 199.7 sq. metres (2149.2 sq. feet)

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

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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