



2 Wedgewood Drive, Spalding, PE11 3FJ

£250,000

- Well-positioned three-bedroom detached family home situated within a quiet and established cul-de-sac location in a popular residential area of Spalding.
- Generous and versatile ground floor accommodation comprising an inviting lounge, separate dining room, spacious kitchen/breakfast room, utility room and convenient wetroom/WC.
- Three well-proportioned first-floor bedrooms, including a principal bedroom benefiting from its own en-suite shower room, alongside a family bathroom.
- Offering excellent potential for improvement and personalisation, with cosmetic updating required throughout to create a home tailored to individual tastes.
- Ample off-road parking, an oversized garage providing excellent storage or workshop space, and an enclosed rear garden ideal for families, pets and outdoor entertaining.
- Available with no onward chain, presenting an excellent opportunity for buyers seeking a straightforward purchase and the chance to add value to a detached home.

Situated in a pleasant cul-de-sac location, this three-bedroom detached home offers well-proportioned accommodation and excellent potential for a buyer looking to make their own mark. Whilst requiring some cosmetic updating, the property benefits from practical and versatile living space throughout and is offered to the market with no onward chain.

The accommodation comprises an entrance hall, wetroom/WC, lounge, dining room, kitchen/breakfast room and utility room. To the first floor are three bedrooms, including a principal bedroom with en-suite, together with a family bathroom. Outside, there is off-road parking, an oversized garage and an enclosed rear garden, making this an ideal family home with plenty of scope for improvement.

Entrance Hall 9'3" x 12'11" (2.83m x 3.94m)



Door to front. Window to front. Stairs to first floor landing. Understairs storage cupboard.

Lounge 14'3" x 11'2" (4.35m x 3.42m)



Window to front. Feature fireplace.

Dining Room 11'6" x 9'4" (3.53m x 2.85m)



Sliding patio doors to rear. Wood effect flooring.

Kitchen 11'6" x 14'8" (3.53m x 4.48m)



Two windows to rear. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Tiled flooring. Gas hob with extractor fan over. Built in eye level oven and grill. Space and plumbing for dishwasher. Space for fridge/freezer.

Utility Room 4'7" x 6'8" (1.42m x 2.05m)



Door to garden and door to garage. Base and eye level units with work surface over. Space and plumbing for washing machine.

Wet Room



Window to side. Shower attachment. Toilet. Wet room walling and flooring.

First Floor Landing 9'3" x 7'2" (2.83m x 2.20m)



Windows to front. Doors to bedrooms and bathroom. Airing cupboard housing hot water cylinder.

Bedroom 1 11'8" x 14'10" (3.56m x 4.54m)



Two windows to front.

En-suite 3'6" x 8'7" (1.08m x 2.64m)



Shower cubicle. Wash hand basin. Toilet. Partially tiled walls. Tiled flooring. Shaver point.

Bedroom 2 10'5" x 11'3" (3.20m x 3.43m)



Window to front.

Bedroom 3 7'10" x 9'4" (2.41m x 2.86m)



Window to rear.

Bathroom 7'3" x 5'5" (2.21m x 1.67m)



Window to side. Panelled bath. Wash hand basin. Toilet. Partially tiled walls. Vinyl flooring. Shaver point. Extractor fan.

Outside



Garage 16'9" x 12'7" (5.12m x 3.85m)

Up and over door to front. Window to front. Door to utility room. Power and light connected.

Property Postcode

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

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: C
 Annual charge: Not known
 Property construction: Brick built
 Electricity supply: Unknown
 Solar Panels: Unknown
 Other electricity sources: Unknown
 Water supply: Unknown
 Sewerage: Unknown
 Heating: Unknown
 Heating features: Unknown
 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: Unknown
 Restrictions: Unknown
 Public right of way: Unknown
 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: Unknown
 Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
 Accessibility and adaptations: Unknown
 Coalfield or mining area: Unknown
 Energy Performance rating: TBC

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

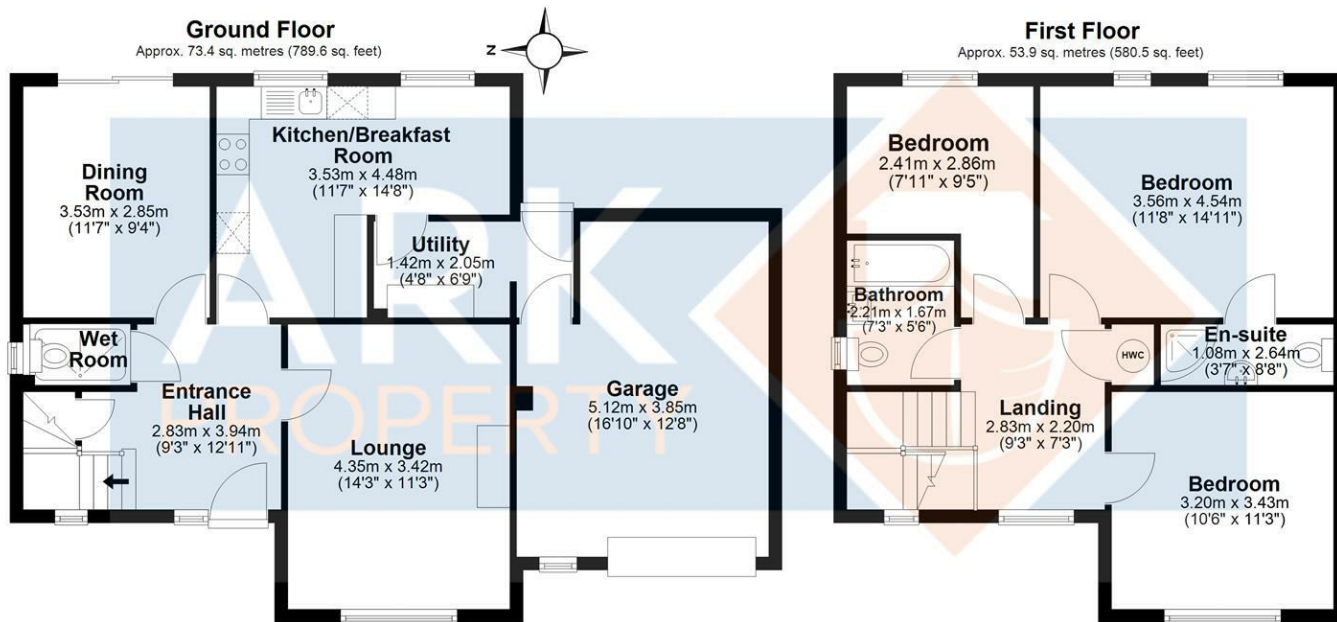
We can also offer full Financial and Solicitor services.

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.

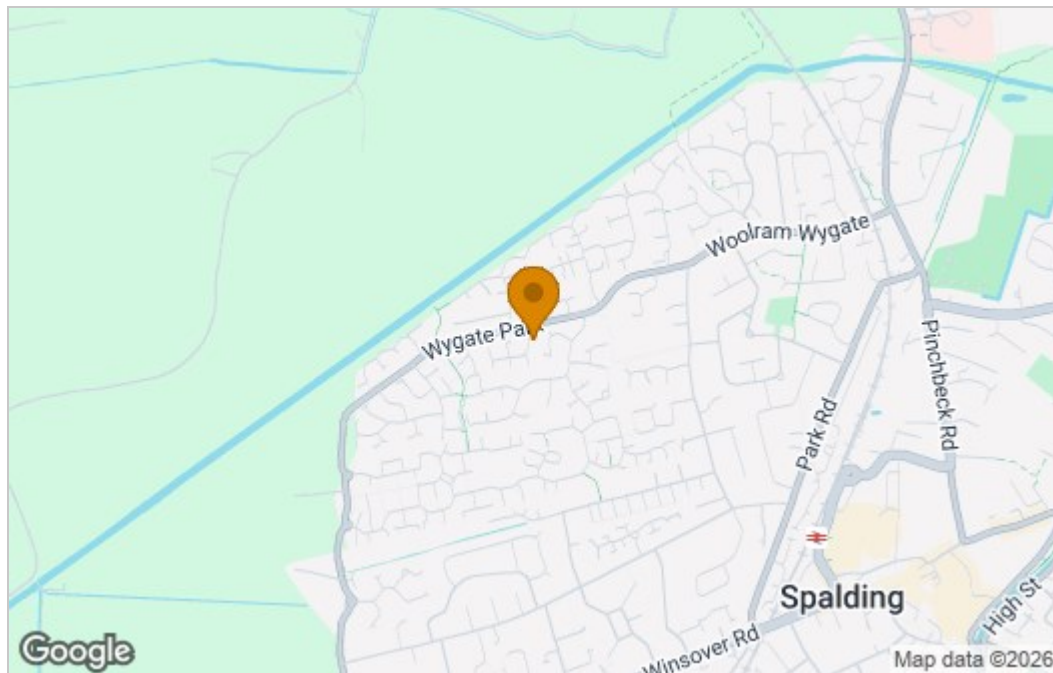
Floor Plan



Total area: approx. 127.3 sq. metres (1370.1 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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