

### **3 Steeple View, Spalding, PE11 1WP**

**£250,000**

- Modern townhouse arranged across three spacious floors.
- Located on the popular Broadgate Homes development in Spalding.
- Beautifully presented with stylish, contemporary interiors throughout.
- Rear garden designed for entertaining and outdoor enjoyment.
- Includes a single garage plus off-road parking.
- Ideal for families or professionals, offering comfortable, move-in-ready living.

This beautifully presented modern townhouse is set over three spacious floors and located on the sought-after Broadgate Homes development in Spalding. Boasting stylish interiors and a rear garden perfect for entertaining. This stunning home also benefits from a single garage and off-road parking. Perfect for families or professionals, the property combines contemporary living with comfort and convenience — ready to move straight in!

**Entrance Hall**



Door to front. Stairs to first floor. Radiator, **Snug/Office 11'1" x 9'2" (3.4 x 2.8)**



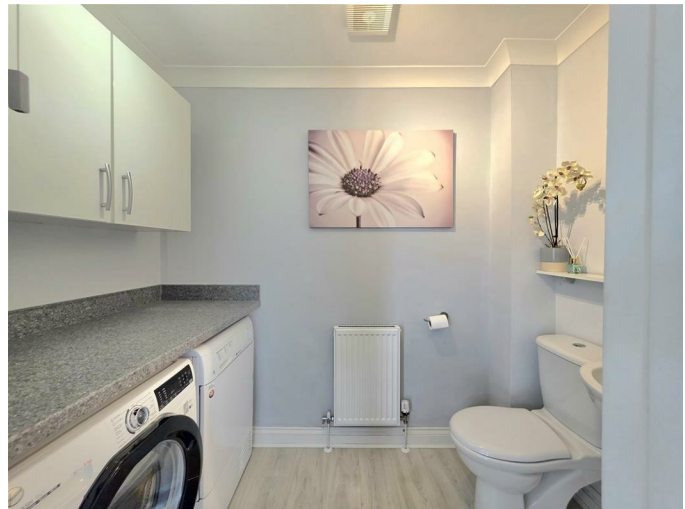
Double glazed window to front. Radiator. Carpeted.

**Kitchen Diner 15'5" x 11'9" (4.7 x 3.6)**



Double glazed window to rear. French doors to rear. Matching base and eye level units with worktops over. Sink unit with drainer and mixer tap. Hob with extractor hood over. Built in oven. Space for fridge/freezer. Radiator. Laminte flooring.

**Utility W/C**



Window to side. Toilet. Wash hand basin. Base and eye level units with worktop space. Space and plumbing for washing machine. Radiator. Laminate flooring.

**First Floor Landing**



Doors to bedroom and living room.

**Living Room 16'0" x 9'2" (4.9 x 2.8)**



Double glazed windows to front. Radiator. Carpeted.

**Bedroom 12'9" x 9'2" (3.9 x 2.8)**



Double glazed window to rear. Radiator. Carpeted. Door to en-suite.

**En suite**



Shower cubicle with shower. Toilet. Wash hand basin. Heated towel rail. Extractor fan.

**Second Floor Landing**



Window to rear. Doors to bedrooms and bathroom.

### Bedroom 16'0" x 12'5" (4.9 x 3.8 )



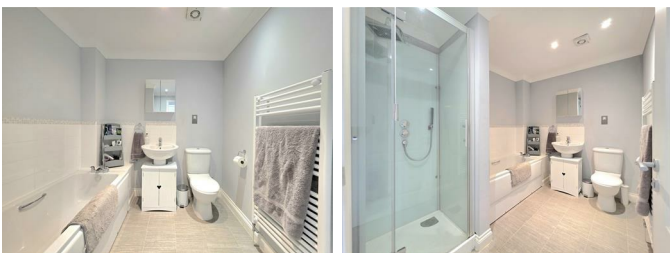
Double glazed windows to front. Radiator. Carpeted.

### Bedroom



Window to rear. Radiator. Carpeted.

### Bathroom



Window to side. Bath. Shower cubicle. Toilet. Wash hand basin. Heated towel rail. Extractor fan. Shaver point.

### Outside



The rear garden is enclosed by timber fencing. Mainly laid to patio.

### Single Garage



Up and over door to front.

### Property Postcode

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

### 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: TBC

Property construction: Brick

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Mains Gas

Heating features: NA

Broadband: As stated by Ofcom, <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile coverage: As stated by Ofcom, <https://www.ofcom.org.uk/mobile-coverage-checker>

Parking: Driveway and Single Garage

Building safety issues: Not known

Restrictions: Not known

Public right of way: Not known

Flood risk: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Coastal erosion risk: Not known

Planning permission: Not known

Accessibility and adaptations: Not known

Coalfield or mining area: Not known

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.

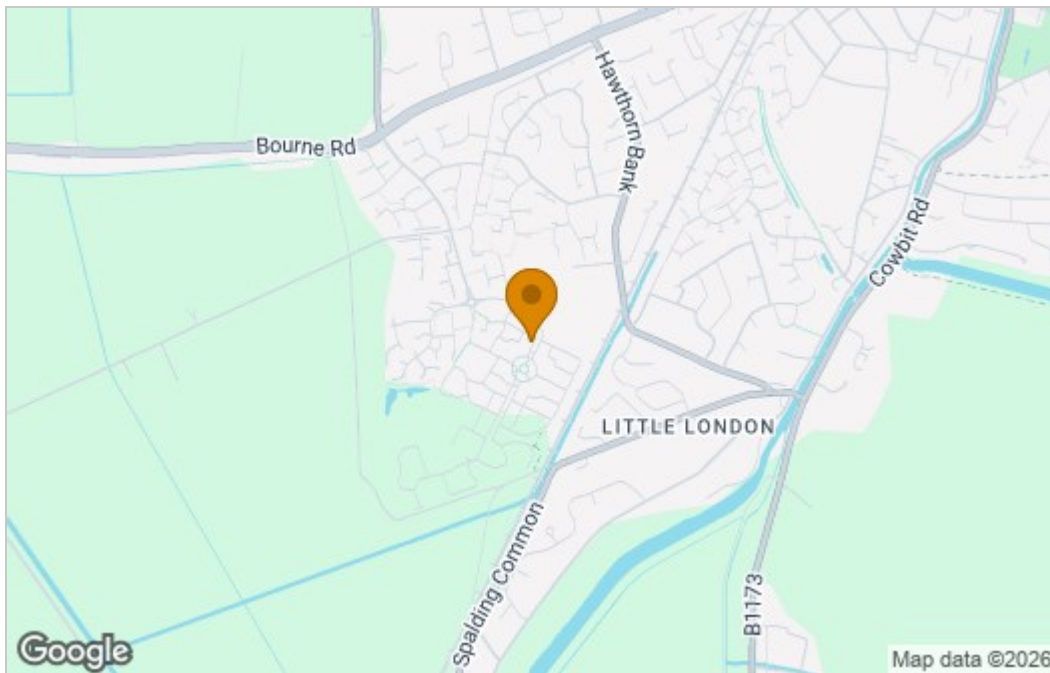
### Disclaimer

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.

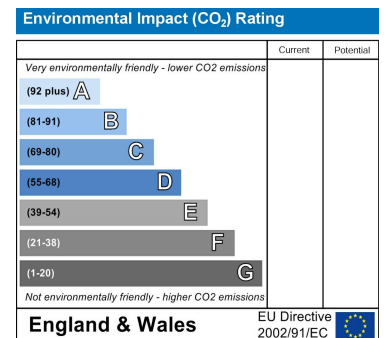
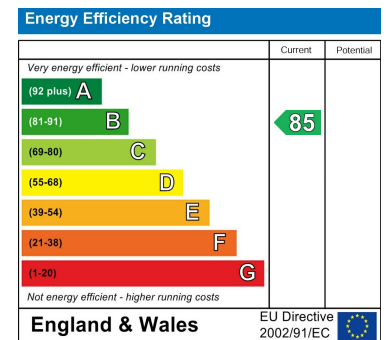
## Floor Plan



## Area Map



## Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

