



30 Aintree Drive, Spalding, PE11 3BS

£299,950

- Four-bedroom detached family home
- Offered for sale with no onward chain
- Spacious lounge and separate dining room
- Ground floor WC and first-floor family bathroom
- Off-road parking and single garage
- Generous, well-stocked rear garden ideal for families and gardeners alike

Offered for sale with no onward chain, this four-bedroom detached family home is situated in a popular residential location on Aintree Drive, Spalding.

The accommodation briefly comprises an entrance hall, spacious lounge, dining room, kitchen and ground floor WC. To the first floor are four well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off-road parking to the front, a single garage, and a generous, well-stocked rear garden providing an excellent outdoor space for families and keen gardeners alike.

An early viewing is highly recommended to appreciate the accommodation and potential on offer.

Entrance Porch 3'10" x 8'7" (1.19m x 2.62m)

PVC double glazed entrance door. Tiled flooring. Door to garage. Doors opening to hallway.

Entrance Hall



Coving to ceiling. Radiator. Stairs to first floor landing. Doors to lounge and kitchen.

Lounge 13'8" x 11'11" (4.19m x 3.64m)



PVC double glazed window to front. Coving to ceiling. Radiator. Gas fireplace. Opening to dining room.



Dining Room 11'1" x 12'0" (3.39m x 3.66m)



PVC double glazed window to rear. Coving to ceiling. Radiator. Door to kitchen.



Kitchen/Breakfast Room 13'0" x 12'3"
(3.97m x 3.75m)



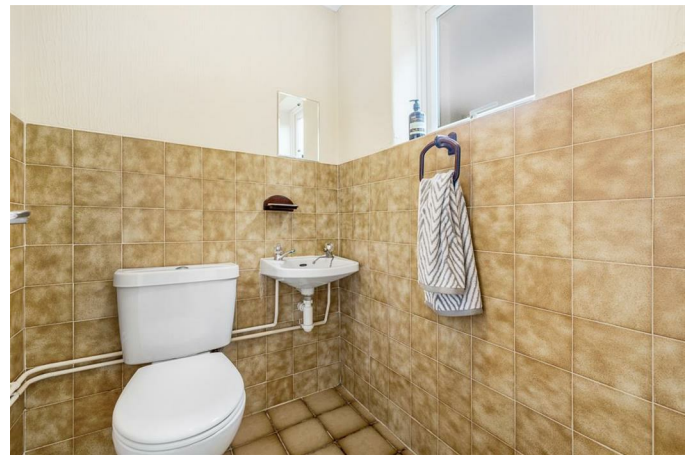
PVC double glazed window to rear. Coving to ceiling. Radiator. Tiled flooring. Built in under stairs cupboard. Walk in pantry with fitted shelving (1.31m x 1.34m). Fitted with a matching range of base and eye level units with roll edge work surface and tiled splash back. Four ring induction hob with extractor fan over. Sink unit with drainer and mixer tap. Integrated eye level oven and grill. Space for under counter fridge.



Rear Lobby

PVC double glazed door. Coving to ceiling. Plumbing for dishwasher.

Cloakroom



PVC double glazed window to side. Coving to ceiling. Radiator. Tiled flooring. Half height wall tiling. Fitted close coupled toilet. Wall mounted wash hand basin.

First Floor Landing 15'1" x 6'7" (4.61m x 2.01m)



PVC double glazed window to front. Coving to ceiling. Loft access. Doors to bedrooms and bathroom.

Bedroom 1 13'9" x 12'1" (4.21m x 3.69m)



PVC double glazed window to front. Coving to ceiling. Radiator. Fitted full height wardrobes with hanging rail, fitted shelving and dressing table.



Bedroom 2 11'8" x 10'3" (3.57m x 3.14m)



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

Bedroom 3 10'7" x 12'0" (3.23m x 3.66m)



PVC double glazed window to rear. Coving to ceiling. Radiator. Built in airing cupboard with hot water cylinder and slatted shelving.

Bedroom 4 9'0" x 8'11" (2.76m x 2.72m)

PVC double glazed window to rear. Coving to ceiling. Radiator.

Bathroom 5'6" x 6'2" (1.70m x 1.90m)

PVC double glazed window to rear. Coving to ceiling. Extractor fan. Chrome heated towel rail. Tiled flooring. Full height wall tiling. Fitted panelled bath with chrome mixer tap. Shower enclosure with glass door and electric shower. Close coupled toilet with push button flush. Wash hand basin with chrome mixer tap set in vanity unit with built in storage.

Outside

There is a concrete and block paved driveway to the front of the property leading to the single garage. There is a front lawn area with planted borders.

The rear garden is enclosed by timber fencing and laid to lawn with mature hedge and planted borders. Patio seating area, outside lighting and outside cold water tap available.

**Garage 16'6" x 10'4" (5.04m x 3.17m)**

Up and over door to front. Wall mounted mains gas central heating boiler. Power and light connected.

Property Postcode

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

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: No

Property construction: Brick built

Electricity supply: Octopus

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: C70

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.

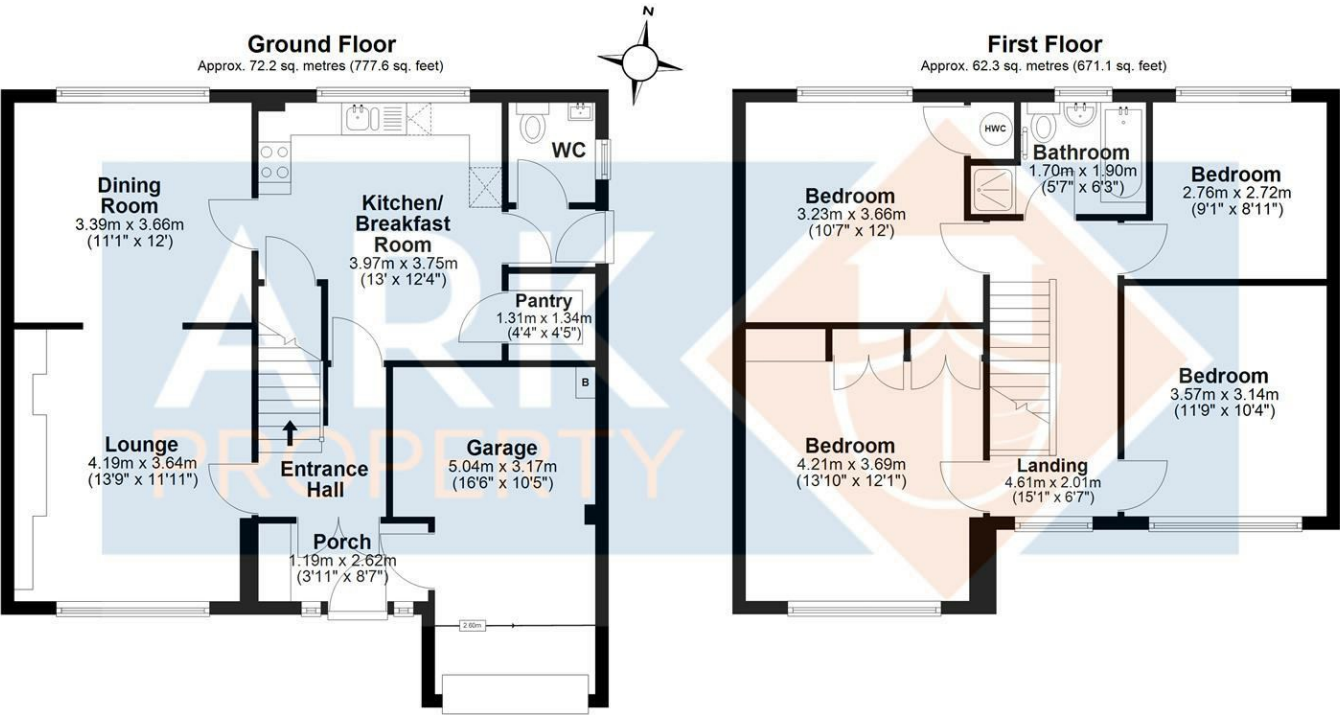
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because

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.

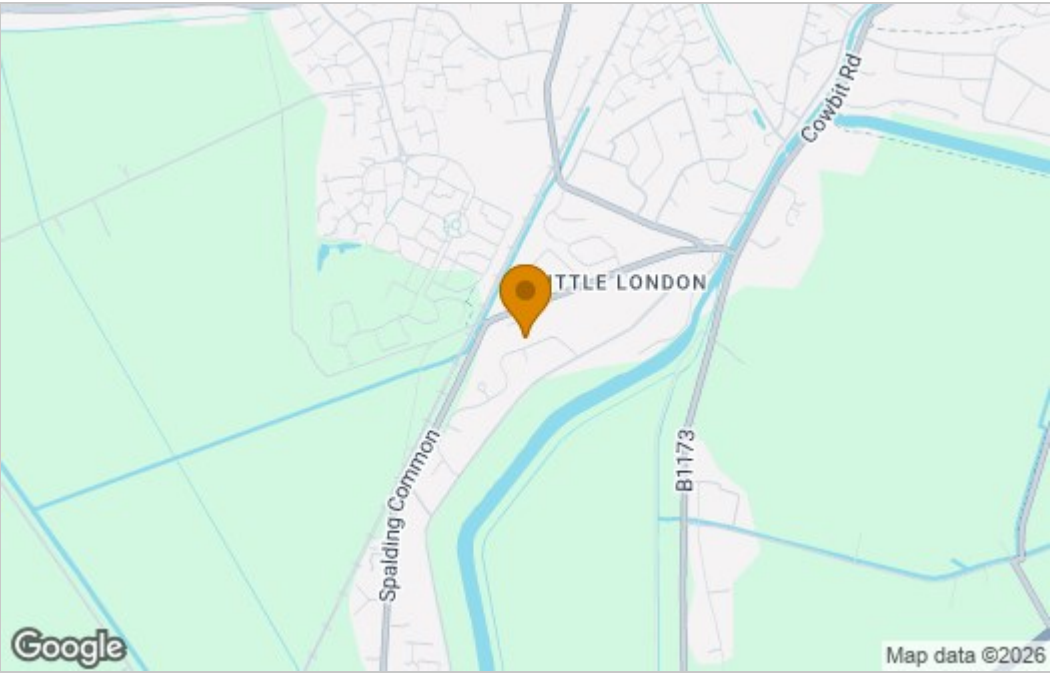
Disclaimer

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.

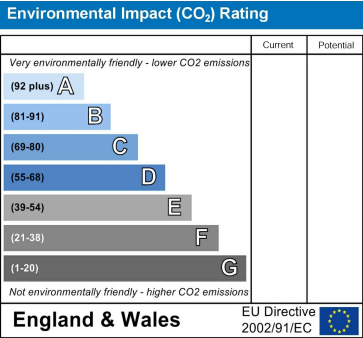
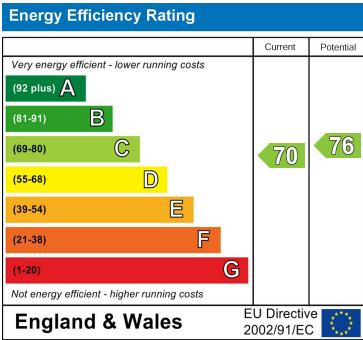
Floor Plan



Area Map



Energy Efficiency Graph



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