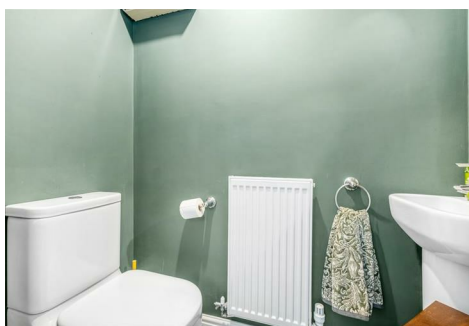
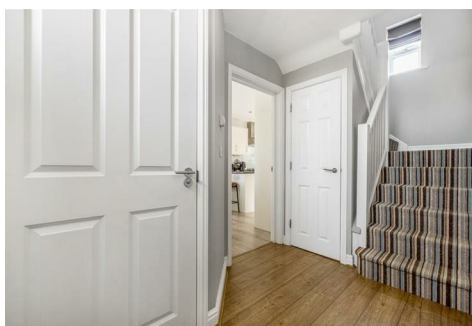




18 Derwent Way, Spalding, PE11 3WX

£270,000

- Immaculate detached town house
- Three double bedrooms
- Main bedroom with en-suite and dressing area
- Double garage with ample parking
- Nearby schools and easy access to local amenities
- Ideal for growing families
- Open field views to front
- Corner plot
- Must view to appreciate the sizes
- Register with Ark for all new listings

Sold before it even reached the market! This beautifully presented three-storey home showcases one of the area's most sought-after designs.

Offering three generously sized double bedrooms, the impressive principal suite benefits from its own dressing room and en-suite, creating the perfect private retreat.

Outside, the property enjoys the added advantage of ample off-road parking leading to a detached double garage – a fantastic feature for families and car enthusiasts alike.

Presented to a high standard throughout, it's easy to see why this home attracted so much interest. Thinking of buying or selling? Get your viewing booked in today!

Entrance Hall



Entrance door to front. Skimmed ceiling. Radiator. Wood effect flooring. Stairs leading to first floor. Understairs storage cupboard.

Cloakroom



Skimmed ceiling. Wall mounted electric consumer unit. Extractor fan. Radiator. Tiled flooring. Fitted with a two piece suite comprising toilet. Pedestal wash hand basin with mixer tap and tiled splashback.

Lounge 15'6" x 10'5" (4.74m x 3.20m)



PVC double glazed window to front. PVC double glazed French to rear. 2 radiators. Skimmed ceiling. Wood effect flooring.



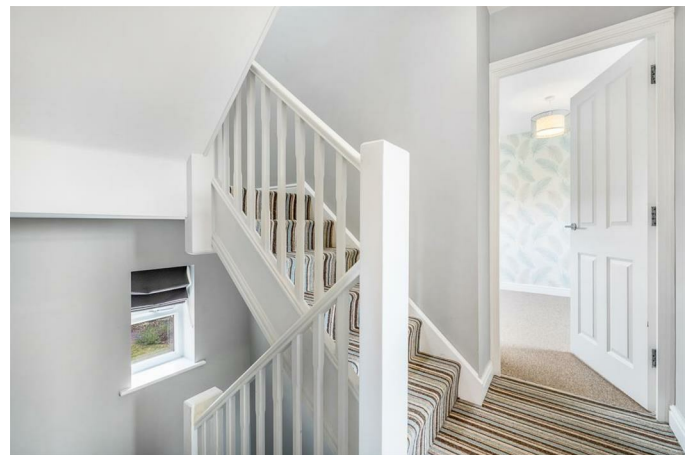
Kitchen/Dining Room 22'0" x 8'9" (6.71m x 2.69m)



PVC double glazed window to front and rear. Bay window to side. Door to side. Skimmed ceiling. 2 radiators. Wood effect flooring. Fitted with a range of base and eye level units with work surfaces over. Stainless steel sink unit with drainer and mixer tap. Wall mounted Glow Worm boiler. Integrated washing machine. Integrated Zanussi dishwasher. Integrated Zanussi stainless steel 4 ring gas hob. Extractor hood. Integrated fridge freezer. Integrated Zanussi double eye level oven and grill.



First Floor Landing



Window to front. Doors to bedrooms and bathroom. Stairs to second floor.

Bedroom 2 15'6" x 10'7" (4.74m x 3.23m)



PVC double glazed window to front and rear. Skimmed ceiling. 2 radiators.



Bedroom 3 15'6" x 8'9" (4.74m x 2.69m)



PVC double glazed window to front and rear. Skimmed ceiling. 2 radiators.

Bathroom 5'8" x 7'9" (1.74m x 2.37m)



PVC double glazed window to front. Skimmed ceiling. Extractor fan. Tiled flooring. Heated towel

rail. Fitted with a three piece suite comprising wash hand basin. Toilet. Bath with central shower mixer tap and shower attachment tap. Airing cupboard housing hot water cylinder with slatted shelving.



Second Floor Landing

Door to bedroom.

Bedroom 1 15'7" x 13'6" (4.75m x 4.14m)



PVC double glazed window to front. Velux roof light to rear. 2 radiators. Opening into dressing room.



Dressing Room 8'7" x 5'6" (2.63m x 1.69m)



PVC double glazed window to front. Skimmed ceiling. Access to loft space. Radiator. Built in wardrobe with hanging rail and shelving.

En-suite 5'8" x 8'8" (1.75m x 2.66m)



Velux window to rear. Skimmed ceiling. Extractor

fan. Tiled flooring. Partially tiled walls. Heated towel rail. Shaver point. Fitted with a three piece suite comprising toilet. Wash hand basin. Shower enclosure with fitted thermostatic shower over.



Outside



The front of the property has a pathway leading to the front door. There is a block paved driveway providing off road parking for vehicles leading to the double garage.

The rear garden is enclosed by timber fencing and brick wall. External lighting and cold water tap available. Lawn area. Patio area. Shrub borders.



Double Garage 17'5" x 17'5" (5.31m x 5.31m)



Twin up and over doors to front. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE11 WX

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: £78 paid quarterly to Wygate Management Company

Property construction: Brick built

Electricity supply: OVO

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features:

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: Ni

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: C78

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.

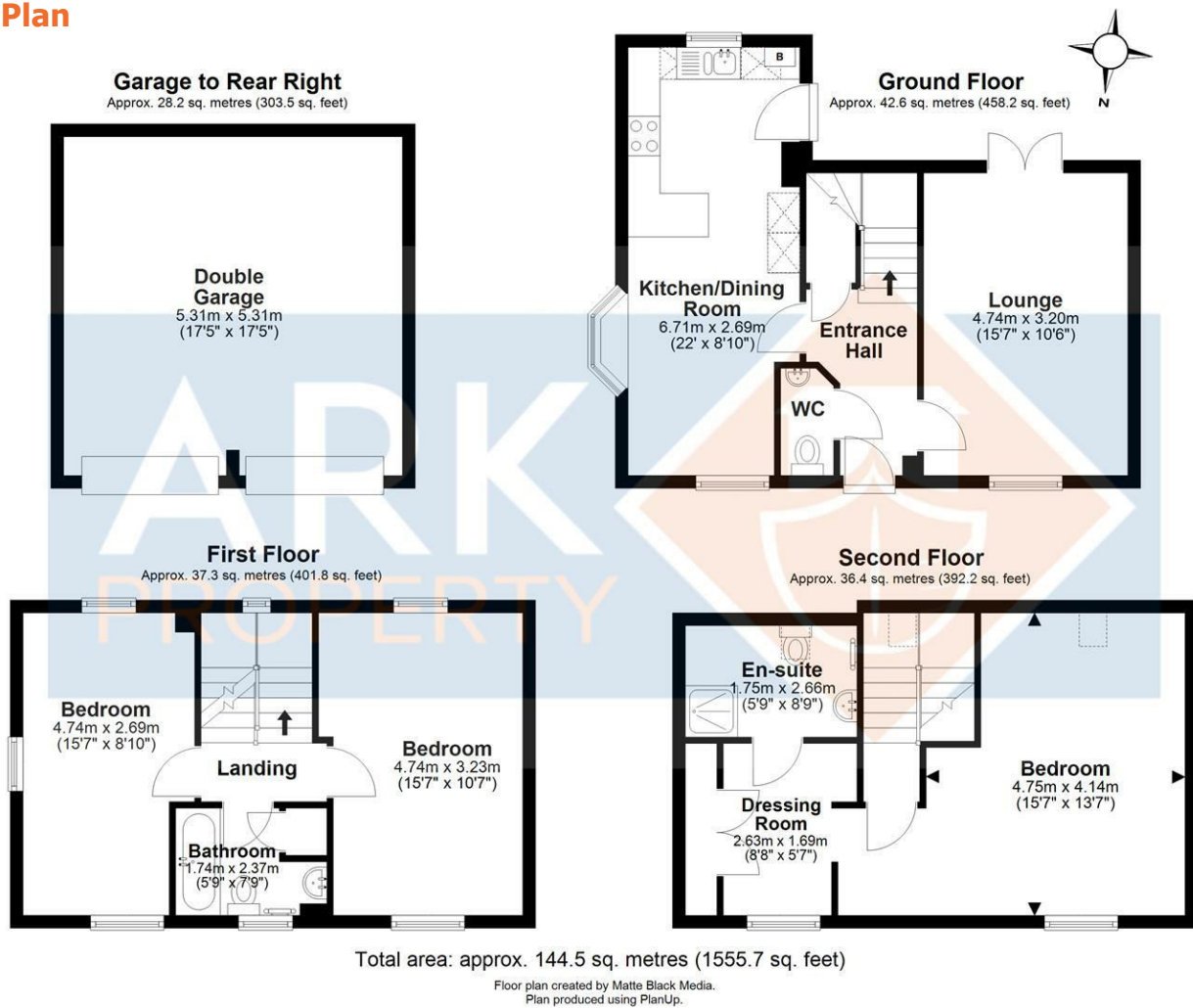
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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

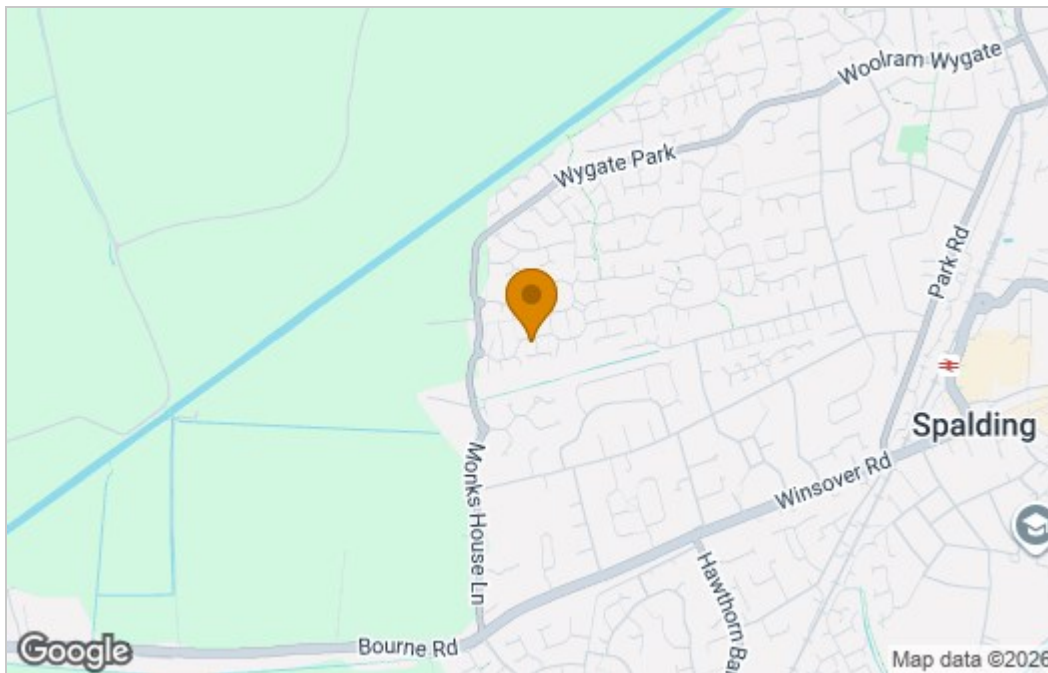
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statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

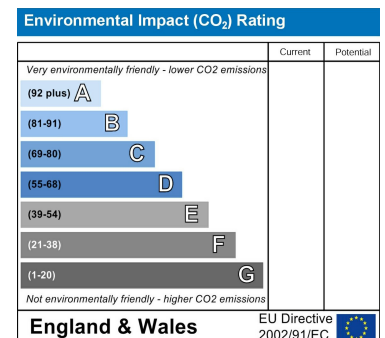
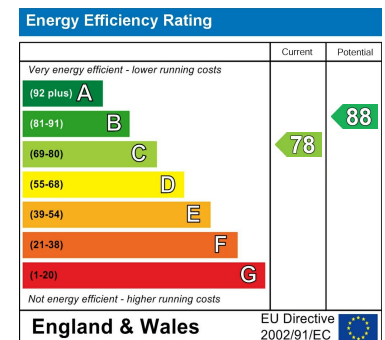
Floor Plan



Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

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