ARK PROPERTY

14 Monks Walk, Spalding, PE11 3LG

£365,000

- Converted garage providing another reception room
- Ample parking to front for multiple cars
- Corner plot
- Located at the bottom of a quiet cul de sac
- Open plan living area.
- Warm roof on garden room
- En-suite to main bedroom
- Popular Allison build
- Lovely flowing internal layout
- Within a short walk of Monkshouse Primary School

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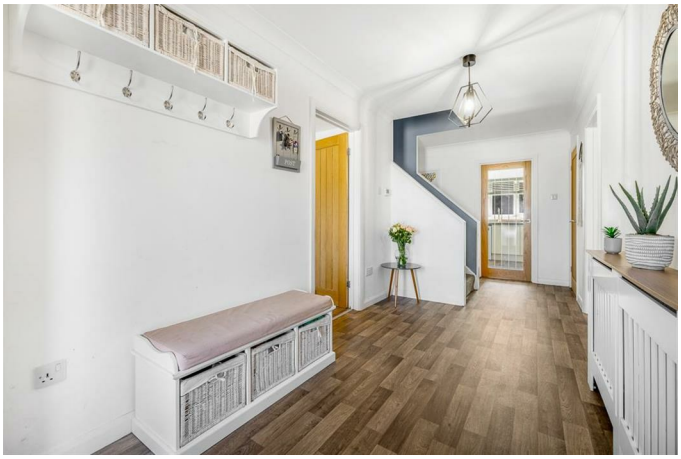
6 New Road, Spalding, Lincolnshire PE11 1DQ

Located within a short walk of the highly regarded Monkshouse Primary School, this beautifully presented four-bedroom family home is ideal for a growing family.
Boasting ample off-road parking to the front, the current owners have thoughtfully converted the garage into a versatile additional room, perfect as a home office, playroom, or second family room. One of the standout features of this home is its flexible layout, allowing you to adapt the space to suit your lifestyle.
The ground floor offers a spacious open-plan lounge, dining area, and modern kitchen, creating an ideal space for both everyday family living and entertaining. This flows seamlessly into a bright and welcoming garden room, providing additional living space with views over the garden.
Upstairs, you'll find four generously sized bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms.
Occupying a desirable corner position, the property enjoys a generous wrap-around plot, offering excellent outdoor space for families and gardeners alike.
This fantastic home combines spacious, flexible accommodation with a sought-after location close to excellent schools and local amenities. Early viewing is highly recommended—book your viewing today.

Entrance Hall 18'9" x 6'8" (5.74m x 2.05m)



Composite entrance door to front with glazed side pane. Radiator. Wood effect flooring. Stairs to first floor landing. Built in storage cupboard. Wood effect flooring.

Office 16'8" x 8'7" (5.09m x 2.64m)

Window to front. Sink unit with drainer and mixer tap. Boiler. Wood effect flooring. Versatile room that can be used as an office, family room, bedroom or as it current is.

Lounge 15'4" x 13'1" (4.69m x 4.00m)

Bay window to front. Carpets. Radiator. Open plan leading to dining room

Kitchen/Dining Room 13'3" x 23'0" (4.05m x 7.02m)

Window to rear. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Electric hob with extractor hood over. Eye level oven and grill. Space and plumbing for dishwasher. Integrated fridge/freezer. Radiator. Wood effect flooring with opening leading to garden room

Garden Room 11'8" x 9'7" (3.56m x 2.93m)

Of brick and PVC construction. Wood effect flooring. Warm roof making it a useable space all year round and doors leading to the rear garden.

Utility Room 9'10" x 5'11" (3.00m x 1.81m)

Window to rear. Door to side. Space and plumbing for washing machine and tumble dryer. Wood effect flooring.

Cloakroom 6'1" x 6'0" (1.87m x 1.83m)

Window to side. Toilet. Wash hand basin. Heated towel rail. Understairs storage cupboard. Partially tiled walls. Tiled flooring.

First Floor Landing 6'0" x 15'10" (1.85m x 4.83m)

Window to side. Loft access. Radiator. Built in airing cupboard with slatted shelving and hot water cylinder. Further built in storage cupboard. Doors to bedrooms and bathroom.

Bedroom 1 13'2" x 13'1" (4.03m x 4.00m)

Window to front. Radiator. Fitted wardrobes with sliding doors.

En-suite 8'8" x 6'7" (2.65m x 2.03m)

Window to front. Shower cubicle with rainfall head and hand held attachment. Concealed cistern toilet with circular wash hand basin. Wall mounted heated

towel rail. Shaver point. Fully tiled walls. Tiled flooring.

Bedroom 2 13'3" x 12'4" (4.06m x 3.77m)

Window to rear. Radiator.

Bedroom 3 9'11" x 10'4" (3.04m x 3.17m)

Window to rear. Radiator.

Bedroom 4 12'2" x 8'9" (3.73m x 2.69m)
Window to front. Radiator.

Bathroom 9'11" x 5'11" (3.03m x 1.82m)

Window to rear. Panelled bath with shower attachment. Toilet. Wash hand basin. Wall mounted heated towel rail. Shaver point. Fully tiled walls. Tiled flooring.

Outside

The front of the property has a gravel driveway providing off road parking. Side gated access leading to the rear garden.
To the side of the property a handy size shed and open storage area that could also be used for an enclosed outside dining area.
The rear garden is enclosed by timber fencing. Lawn area. Patio area. Raised decking area for hot tub with covered pergola.

Timber Decking Area

Large raised decking area with pergola over creating the perfect space for a hot tub and lounging area.

Property Postcode

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

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Some photos have been staged with AI to showcase how the rooms can be dressed.

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: British Gas
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
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: C73

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.

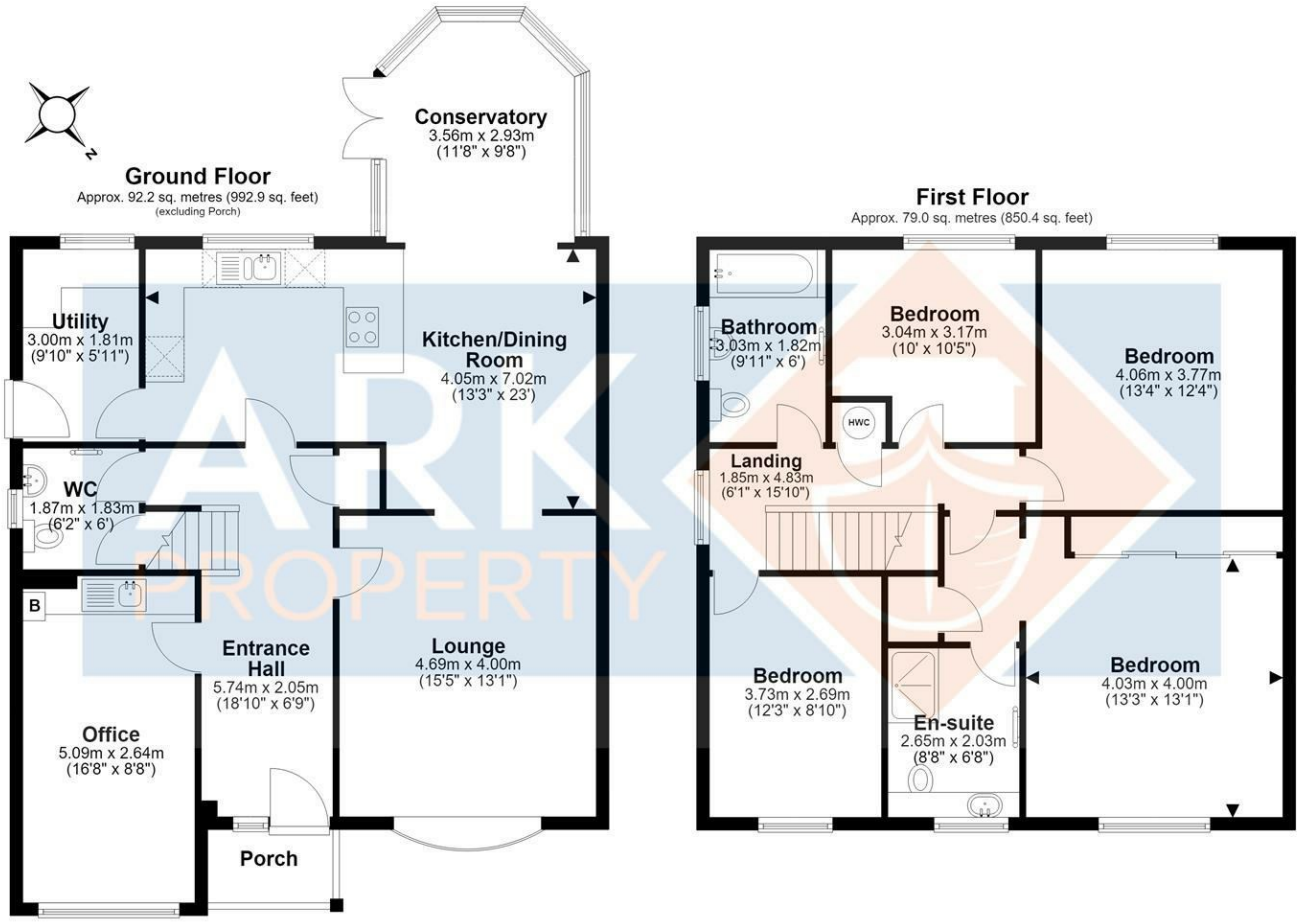
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

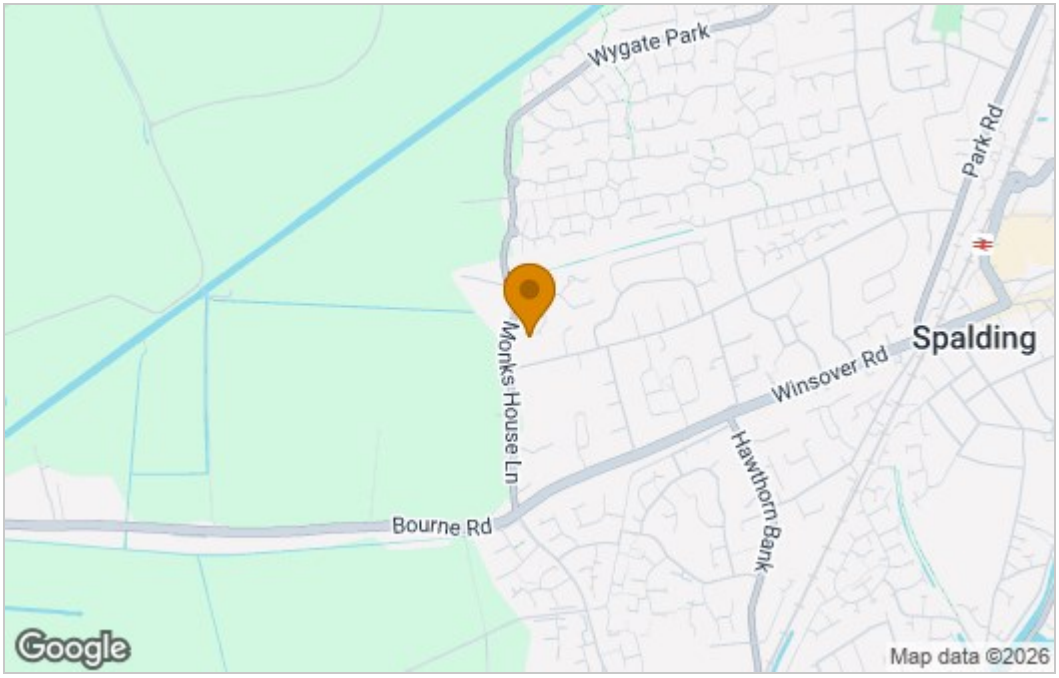
Floor Plan



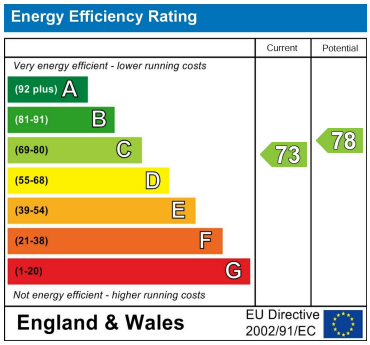
Total area: approx. 171.2 sq. metres (1843.3 sq. feet)

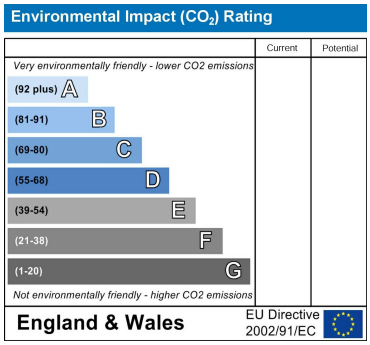
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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