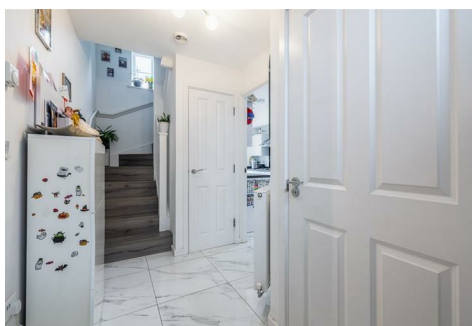




2 Sulby Close, Spalding, PE11 3QS

£265,000

- Detached three-storey family home
- Tucked away in a small cul-de-sac off Saltern Drive
- Three generous double bedrooms
- Principal bedroom with dressing room and en-suite
- Ground floor WC, garage and off-road parking
- Versatile layout – check out the floorplan to see how it could work for you

Tucked away in a small cul-de-sac just off Saltern Drive, this detached three-bedroom, three-storey home offers spacious and versatile accommodation in a sought-after residential location.

Boasting three generous double bedrooms, the impressive principal suite benefits from its own dressing room and en-suite shower room, while a ground floor WC adds further convenience for modern family living. Outside, the property enjoys off-road parking and a garage.

Offering flexible accommodation across three floors, this home is ideal for growing families or those looking for extra space. Be sure to check out the floorplan to discover how this versatile property could work perfectly for you.

Entrance Hall



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

Cloakroom



Toilet. Wash hand basin. Tiled splash back. Radiator.

Lounge 15'6" x 10'4" (4.73m x 3.16m)



Window to front. French doors leading to rear garden. Radiator.



Kitchen/Diner 21'11" x 9'1" (6.70m x 2.78m)



Window to front. French doors leading to rear garden. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Integrated fridge/freezer. Integrated dishwasher. Hob with extractor hood over. Built in eye level double oven. Integrated washing machine. Radiator.



First Floor Landing 9'4" x 5'11" (2.86m x 1.82m)

Window to rear. Doors to bedrooms and bathroom.

Bedroom 2 15'6" x 10'4" (4.73m x 3.17m)

Window to front and rear. Radiator.

Bedroom 3 15'6" x 9'1" (4.73m x 2.78m)



Window to front and rear. Radiator.



Bathroom 5'10" x 8'1" (1.79m x 2.48m)



Window to front. Bath with shower over and glass shower screen. Wash hand basin. Toilet. Heated towel rail.



Bedroom 1 15'6" x 10'4" (4.73m x 3.17m)



Window to front. Velux window to rear. Radiator. Built in storage cupboard.



Dressing Area 8'0" x 6'11" (2.45m x 2.12m)



Window to front. Built in wardrobe. Radiator.

En suite 5'7" x 9'1" (1.72m x 2.79m)



Velux window to rear. Shower cubicle. Wash hand basin. Toilet. Heated towel rail.

Outside

The property has a lawn area with paved pathway to the entrance door. There is a block paved driveway providing off road parking leading to the single garage. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing. Laid to lawn with patio seating area.

**Garage 17'1" x 8'4" (5.22 x 2.56m)**

Up and over door to front. Power and light connected. Pedestrian door to side.

Property Postcode

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

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: We have been advised there is a maintenance charge per annum. Please get your legal advisor to confirm all charges prior to purchase.
 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: B81

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

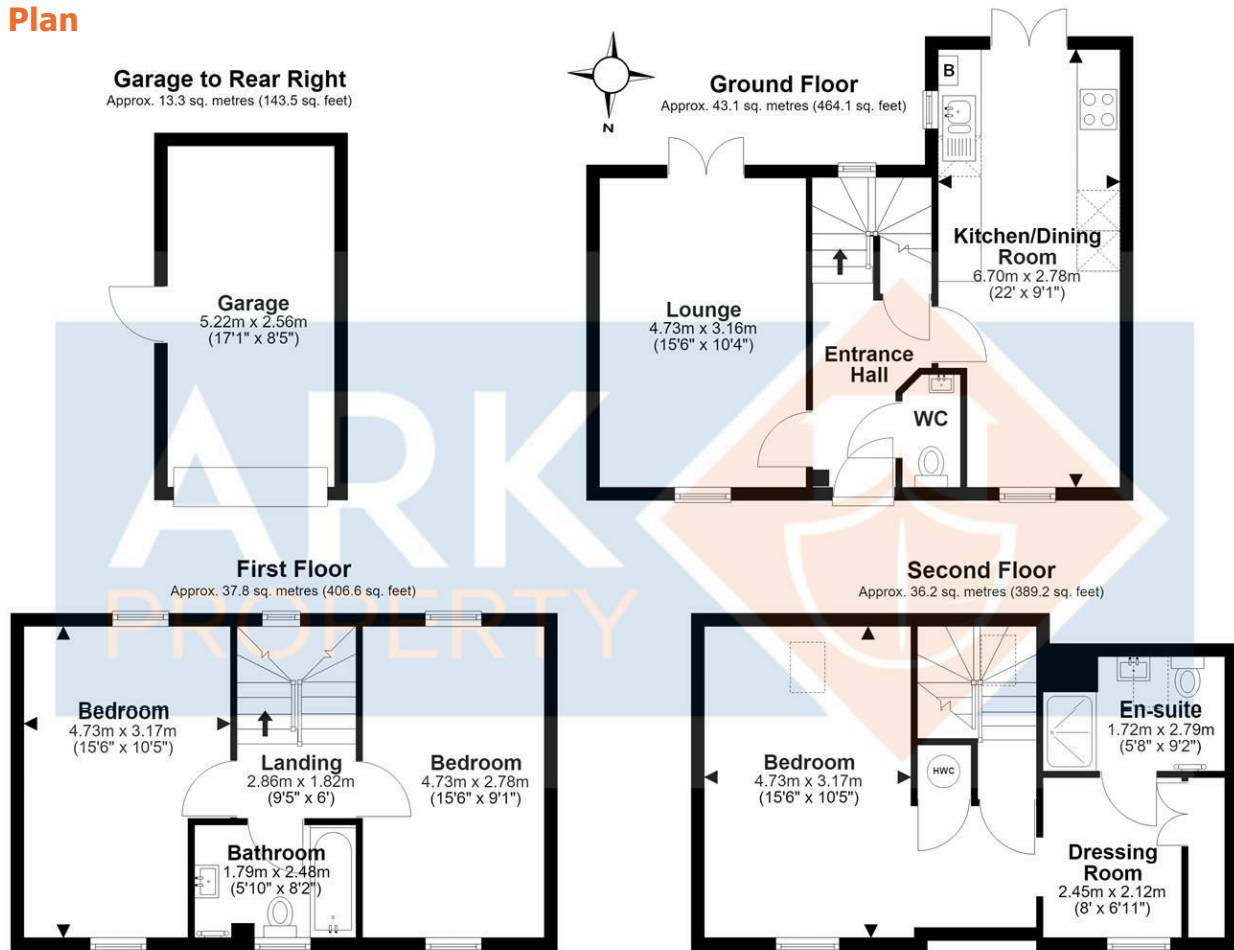
We can also offer full Financial and Solicitor services.

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.

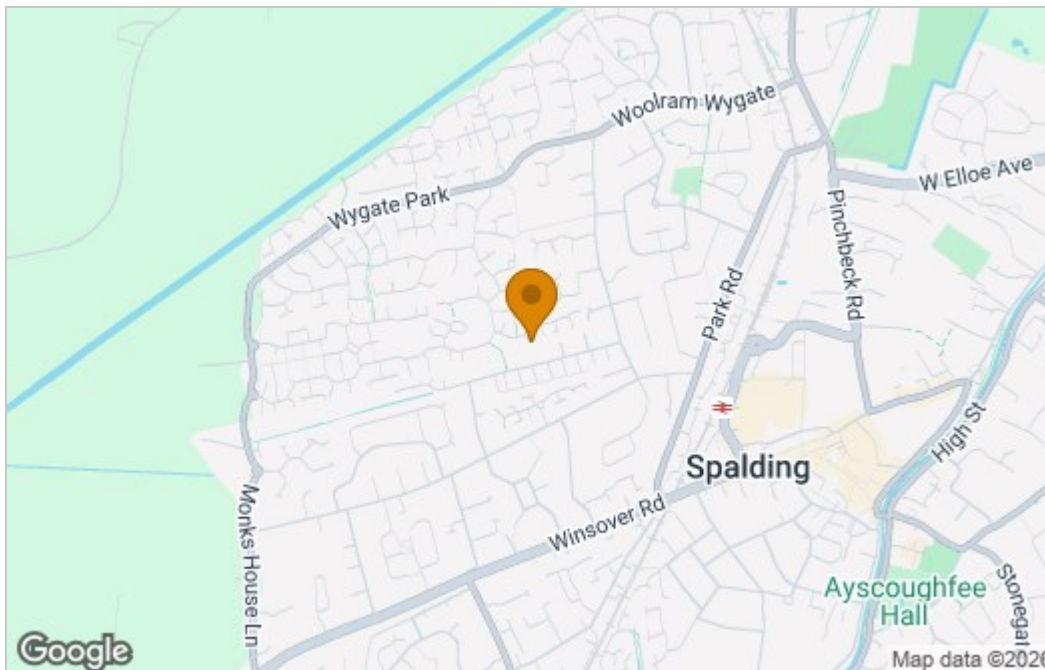
Disclaimer

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.

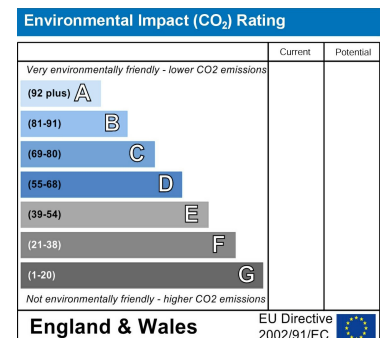
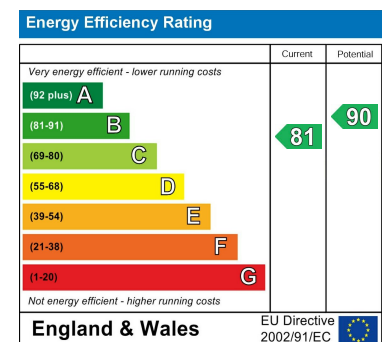
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

