



SH
**SCENIC
HOMES**

Plot 6, Cradge Bank, Spalding, PE11 3AQ

£300,000

Welcome to Plot 6, a stunning three bedroom detached home designed to offer spacious and versatile accommodation ideal for modern living.

The ground floor features a generous lounge, an open-plan kitchen/dining room providing the perfect space for family life and entertaining, a separate utility room, cloakroom and integral garage. Upstairs, the property offers four double bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a well-appointed family bathroom. Externally, the home enjoys enclosed gardens, side access and ample off-road parking, while also benefiting from energy-efficient air source heating.

This new build home is part of an exclusive development of just seven new homes by local developer Scenic Homes. Situated on the edge of Spalding, with far-reaching views across the surrounding countryside, this thoughtfully designed development offers a selection of three and four-bedroom homes, combining contemporary living with a peaceful countryside setting.

Conveniently located for local amenities and transport links, Spalding town centre is just a short distance away, while Peterborough, Bourne, Market Deeping, Boston and the A16 are all within easy reach.

Entrance Hall 6'2" x 6'10" (1.88 x 2.10)

Front Door to front aspect.

Lounge 17'11" x 10'2" (5.47 x 3.10)

Window to front aspect. French doors to rear garden

Kitchen/Dining Room 17'11" x 9'10" (5.47 x 3.00)

Window to rear aspect. Fully fitted open plan kitchen with integrated Bosch appliances; dishwasher, oven and hob.

Utility 5'7" x 6'10" (1.71 x 2.10)

Window to rear aspect. Door to rear garden.

Cloakroom

Hand basin inset vanity unit. Toilet. Part tiled wall. Chrome towel rail.

Bedroom 1 9'9" x 14'1" (2.98 x 4.30)

Window to front aspect. Access to en-suite. Carpeted flooring

En-suite

Window to side aspect. W/C, basin and shower.

Bedroom 2 8'8" x 9'10" (2.66 x 3.00)

Window to front aspect. Carpeted flooring

Bedroom 3 7'10" x 10'2" (2.40 x 3.11)

Window to rear aspect. Carpeted flooring.

Bathroom 8'11" x 6'0" (2.73 x 1.84)

Glazed window to rear aspect. Toilet, hand basin inset vanity unit and panelled bath with shower screen and shower over. Chrome towel radiator

Garden

Enclosed garden to the rear. Side gate access. Outside tap. Air source heat pump

Key Features

Stunning fitted kitchen with integrated Bosch appliances
Air source heat pump
Solar Panels
En-suite to Bedroom One
Patio in rear garden and side access
EV Charger
Flooring package included with carpets and flooring
10-year structural warranty

Property Postcode

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

Additional Information

Please note: All photos are property of Ark Property Centre and cannot 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: TBC
Annual charge:
Property construction: Brick built
Electricity supply: TBC
Solar Panels: Yes
Other electricity sources: TBC
Water supply: TBC
Sewerage: TBC
Heating: Air Source Heat Pump
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Limited 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: Not Known

Restrictions: Not Known

Public right of way: Not Known

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area.

Reservoirs - there is a risk of flooding from reservoirs in this area.

Coastal erosion risk: Not Known

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: Not Known

Coalfield or mining area: Not Known

Energy Performance rating: TBC

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.

Ark Property Centre

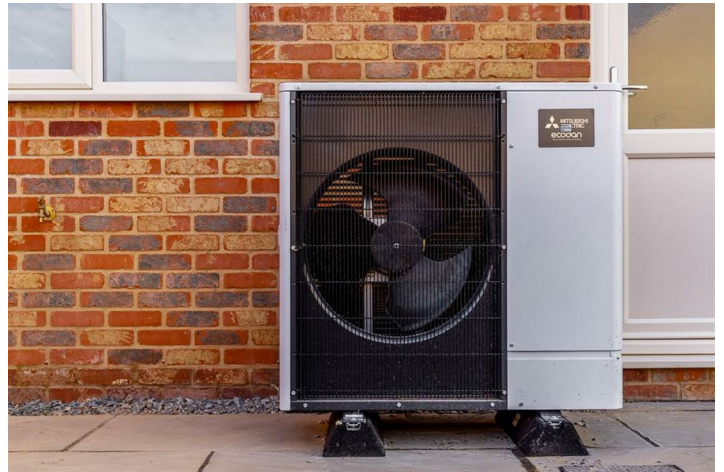
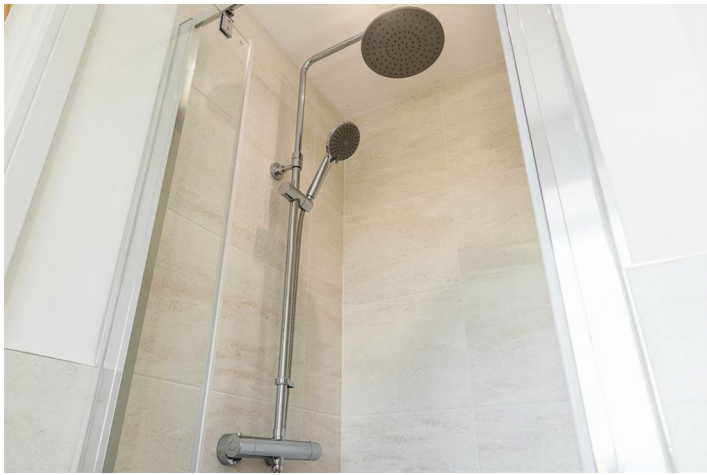
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation. Referral & Fee Disclosure: We can also offer full Financial and Solicitor services. We have strong relationships with a panel of trusted solicitors and 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.

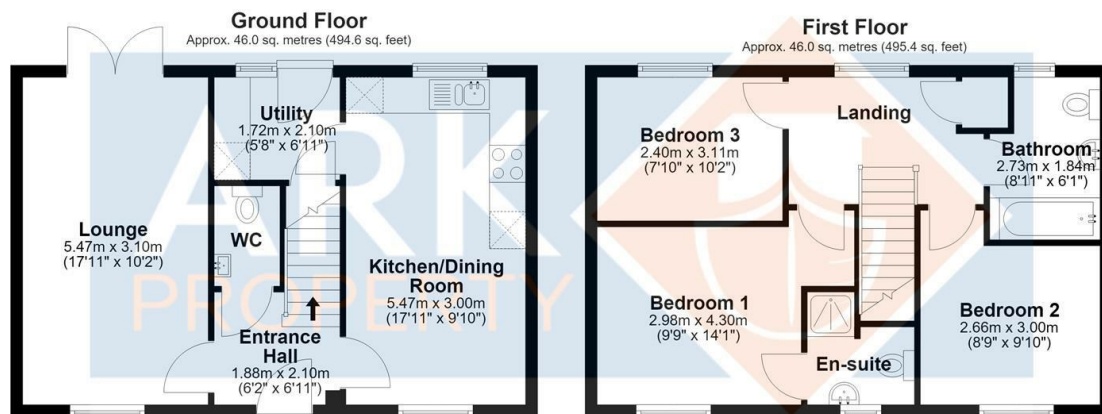








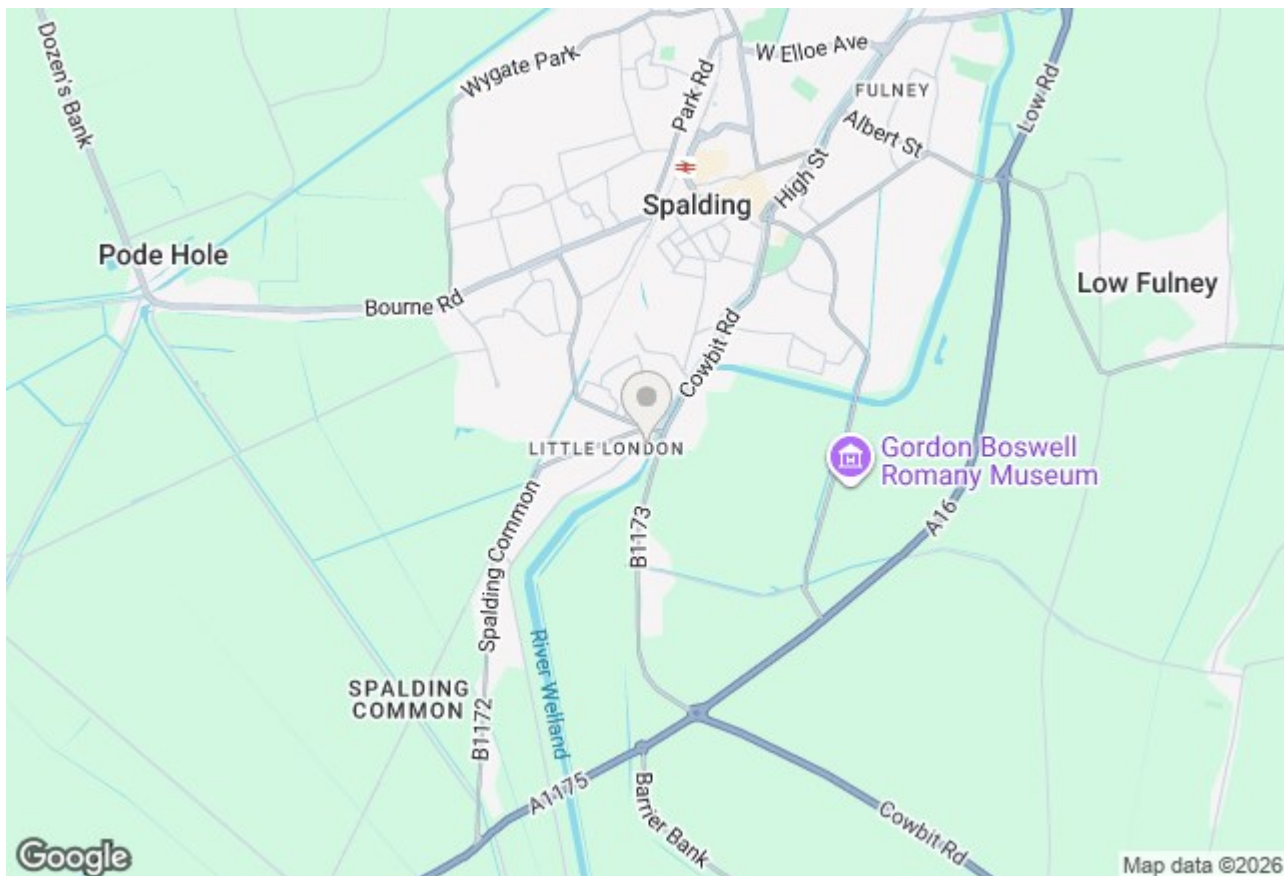
Floor Plan



Total area: approx. 92.0 sq. metres (990.1 sq. feet)

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

Location



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