



40 Lilburn Drive, Spalding, PE11 3NY

£325,000

- Real kerb appeal to front
- Within a short walk of local amenities and river walks
- Resin driveway to front leading to a single garage
- Beautifully presented throughout

- Landscaped rear garden
- Modern kitchen diner with breakfast bar
- Newly fitted en-suite and family bathroom
- Spacious layout
- Four generous bedrooms
- Register with Ark for all new listings

A beautifully presented home with real kerb appeal, this impressive four-bedroom property is situated on the highly regarded Woolram Wygate estate in Lilburn. Ideally positioned within a short walk of local amenities and picturesque river walks, the property offers a wonderful combination of style, space and location.

From the moment you step inside, the home immediately impresses with its excellent flowing layout. The generous lounge opens seamlessly into a sociable kitchen/diner, complete with breakfast bar, creating a fantastic space for family life and entertaining.

Upstairs, there are four genuinely spacious bedrooms, with the principal bedroom benefiting from a newly fitted en-suite. The stunning family bathroom is another real highlight, featuring a beautiful freestanding bath and a stylish, contemporary finish.

Outside, the property is every bit as well presented, with a landscaped and neutral rear garden providing a lovely private space to enjoy. The resin driveway leads neatly to the single integral garage, adding both practicality and convenience.

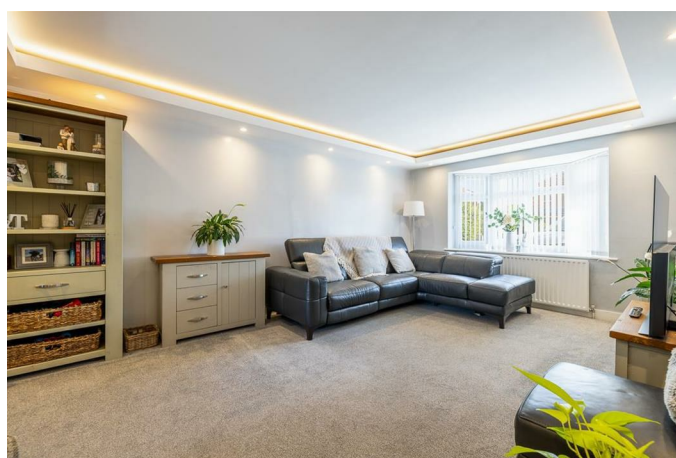
This is a home that looks every bit as good in person as it does in the photographs. With its fantastic presentation, generous accommodation and enviable position, we would highly recommend viewing to fully appreciate everything this lovely home has to offer.

Entrance Hall 14'10" x 6'3" (4.54m x 1.93m)

Entrance door with glazed side panel to front. Stairs leading to first floor. Radiator. Under stairs storage cupboard. Wood effect flooring. Pedestrian door to garage (currently used as a gym).



Lounge 17'9" x 11'9" (5.43m x 3.60m)



Window to front. Spot lighting set in bespoke border. Double doors leading to kitchen/diner. Radiator.



Kitchen/Dining Room 9'10" x 18'6" (3.02m x 5.66m)

Window to rear. Sliding patio doors leading to rear garden. Matching range of base and eye level units with work surfaces over. Composite sink unit with drainer and mixer tap. Tiled splash backs. Four ring gas hob with extractor hood over. Built in eye level oven and grill. Integrated microwave. Integrated dishwasher. Wall mounted vertical radiator. Breakfast bar. Wood effect flooring.

**Utility Room 6'7" x 9'0" (2.02m x 2.75m)**

Window to rear. Door to side. Base units with work surface over. Circular sink inset with mixer tap. Tiled splash backs. Space and plumbing for washing machine. Space for fridge/freezer. Radiator. Built in pantry storage cupboard. Wood effect flooring.

Cloakroom

Window to side. Toilet. Wash hand basin set in vanity unit. Tiled splash back. Wall mounted heated towel rail. Wood effect flooring.

First Floor Landing



Doors to bedrooms and bathroom. Loft access. Airing cupboard.

Bedroom 1 17'10" (into cupboard) x 11'9" (5.44m (into cupboard) x 3.60m)



Window to front. Fitted wardrobes with shelving and hanging rail. Radiator.



En-suite 6'0" x 6'3" (1.84m x 1.91m)



Window to front. Tiled shower cubicle with rainwater head and separate shower attachment. Wash hand basin set in vanity unit with built in storage. Toilet. Fully tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Bedroom 2 14'11" x 8'11" (4.55m x 2.74m)



Window to the front. Radiator.

Bedroom 3 9'11" x 9'0" (3.04m x 2.76m)



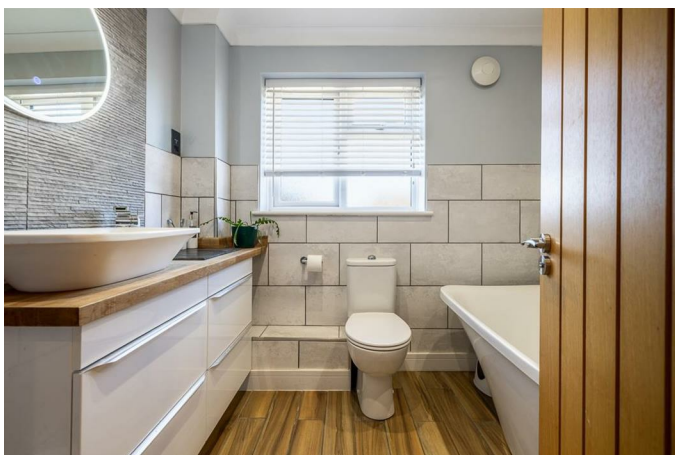
Window to the rear. Radiator.

Bedroom 4 9'11" x 9'2" (3.03m x 2.80m)



Window to the rear. Radiator.

Bathroom 6'8" x 8'11" (2.05m x 2.73m)



Window to rear. Free standing bath. Toilet. Wash

hand basin with built in storage under. Heated towel rail. Partially tiled walls. Extractor fan. Shaver point. Wood effect flooring.



Outside



The front of the property has a driveway providing off road parking and leading to the garage. Side gated access leading to the rear garden. The rear garden is enclosed by timber fencing. Lawn area. Patio seating area.



Garage 16'5" x 8'2" (5.02m x 2.50m)

Electric roller vehicular door. Power and light connected. Spot lighting. Carpeted. Currently used as a gym.

Property Postcode

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

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: D

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 and Single Garage (currently used as a gym)

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: 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.

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

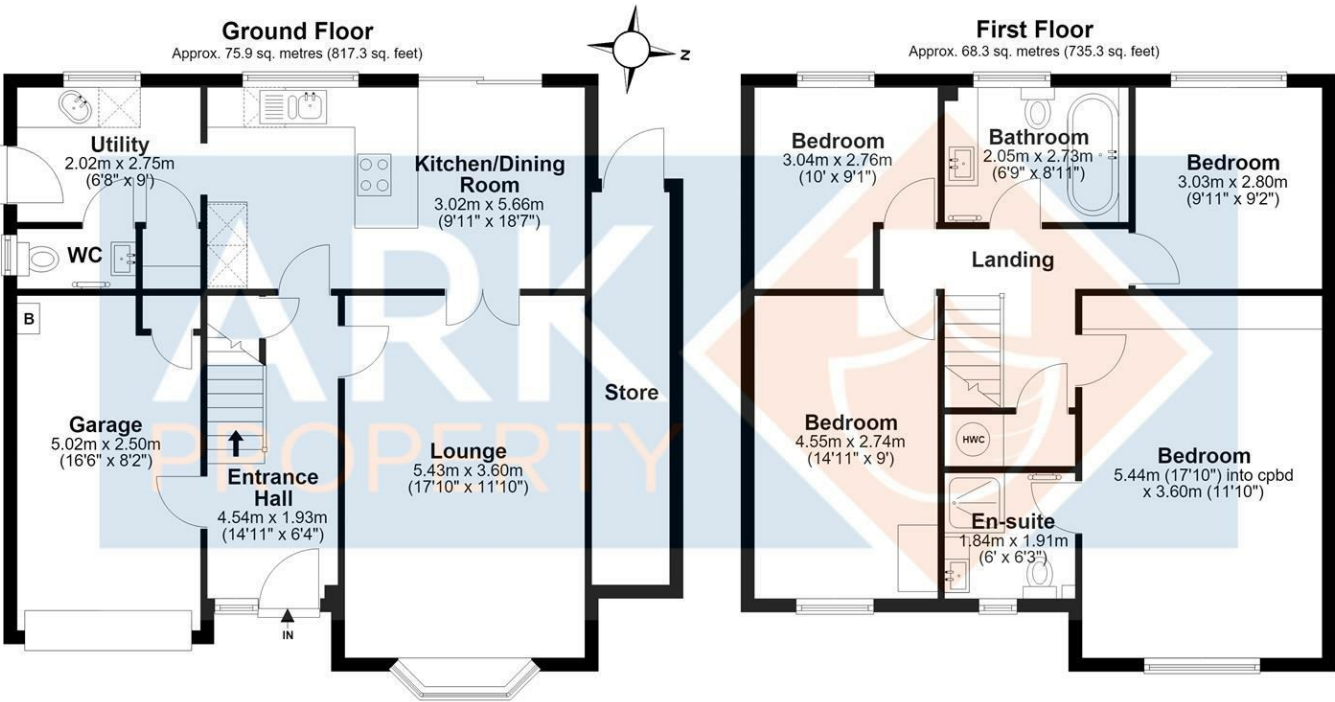
We can also offer full Financial and Solicitor services.

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



Total area: approx. 144.2 sq. metres (1552.7 sq. feet)

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

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO ₂ emissions			
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