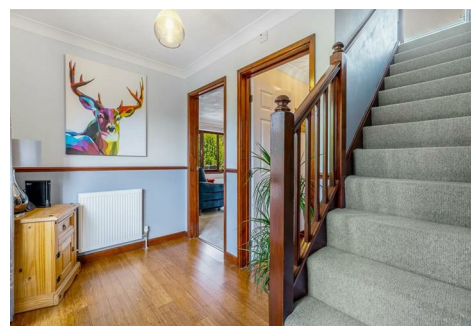




## 5 Amstel Close, Spalding, PE11 3HB

**£275,000**

- Fantastic frontage
- Three great size bedrooms
- Popular location
- Within easy reach of Spalding town centre
- Lovely landscaped rear garden
- Backing onto open green area
- En-suite to main bedroom
- Modernised bathrooms suites
- Summer house in garden
- For all new listings, register today

Amstel Close is a beautifully designed Dutch Barn style property, built by renowned local developer Broadgate Homes. This stunning home boasts fantastic frontage, with ample off road parking leading to a single garage.

Externally, the rear garden is a fantastic size and has been lovingly cared for and thoughtfully landscaped, creating a wonderful space for entertaining and relaxing. To the rear of the garden is a handy summer house, along with a private gate providing access to the green beyond.

Internally, it's no surprise that the immaculate presentation continues. The ground floor offers a fantastic flowing layout, ideal for modern family living and entertaining. Upstairs, there are three generous double bedrooms, with the principal bedroom benefiting from the added luxury of an en-suite, a feature not traditionally included with this particular model.

Both the en-suite and main family bathroom have been finished to an excellent standard, complementing the rest of the home beautifully.

This property truly has a warm and homely feel throughout and is a home that needs to be seen to be fully appreciated.

Book your viewing today to avoid missing out.

#### **Entrance Hall 9'11" x 5'10" (3.03m x 1.79m)**



UPVC door to front with glazed side panels. Radiator. Stairs to first floor. Wood effect flooring.

#### **Lounge 11'11" x 15'10" (3.64m x 4.85m)**



UPVC window to side. Feature fireplace with surround. Radiator. Carpeted.



#### **Dining Room 8'0" x 9'4" (2.46m x 2.85m)**



French doors leading to garden. Radiator. Carpeted.

**Kitchen 9'10" x 11'11" (3.01m x 3.64m)**

UPVC window to front and side. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Tiled splash backs. Integrated eye level oven and grill. Gas hob with extractor hood over. Integrated dishwasher. Integrated fridge/freezer. Space and plumbing for washing machine. Built in island unit with storage. Built in wine rack. Radiator.

**Cloakroom**

Toilet. Wash hand basin set in vanity unit. Tiled splash back. Wood effect flooring.

**First Floor Landing**

Doors to bedrooms and bathroom.

**Bedroom 1 9'10" x 11'11" (excl. cupboard) (3.02m x 3.64m (excl. cupboard))**

UPVC box bay window to front. Radiator. Built in sliding door wardrobes.



**En-suite 7'6" x 6'6" (2.31m x 1.99m)**



**Bedroom 3 11'11" x 10'2" (3.64m x 3.11m)**



Velux window. Walk in shower cubicle. Partially tiled walls. Wash hand basin. Toilet. Heated towel rail. Vinyl flooring.

UPVC window to side. Radiator. Carpeted.

**Bedroom 2 15'4" x 11'8" (4.68m x 3.56m)**

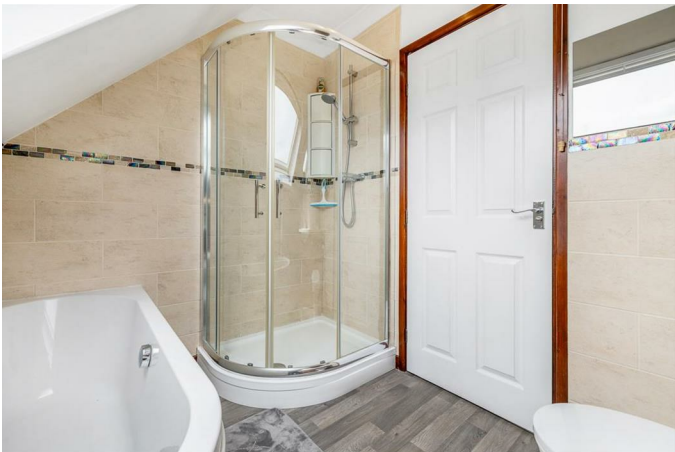


UPVC window to side. Radiator. Small cupboard built into eaves. Airing cupboard with hot water cylinder. Loft access.

### Bathroom 8'5" x 6'6" (2.57m x 2.00m)



Velux style window to side. Bath with shower attachment over. Corner shower cubicle with shower attachment over. Wash hand basin and toilet set in vanity unit. Tiled splash back. Extractor fan. Heated towel rail.



### Outside



Front: Gravel driveway leading to garage and entrance door. Lawn area. Side gated access to the rear garden.

Rear: Enclosed by timber fencing. Lawn area. Patio and gravel area. Borders with shrubs and bushes. Timber storage shed.

### Summer House



Timber construction. Double doors to front. Power and light connected.



### Garage 16'7" x 9'6" (5.07m x 2.90m)

Up and over vehicular door. Power and light connected.

### Property Postcode

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

### 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: No

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: C71

### 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

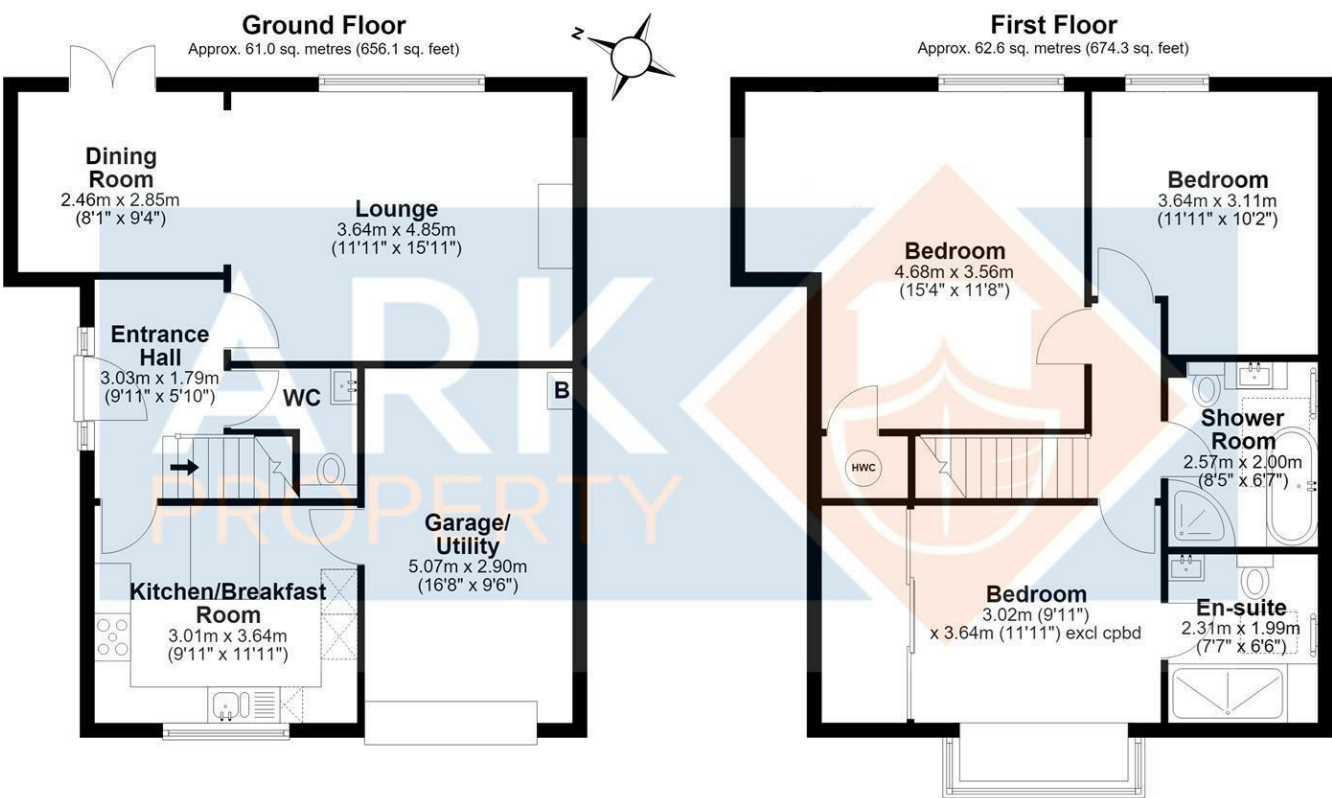
We can also offer full Financial and Solicitor services.

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.

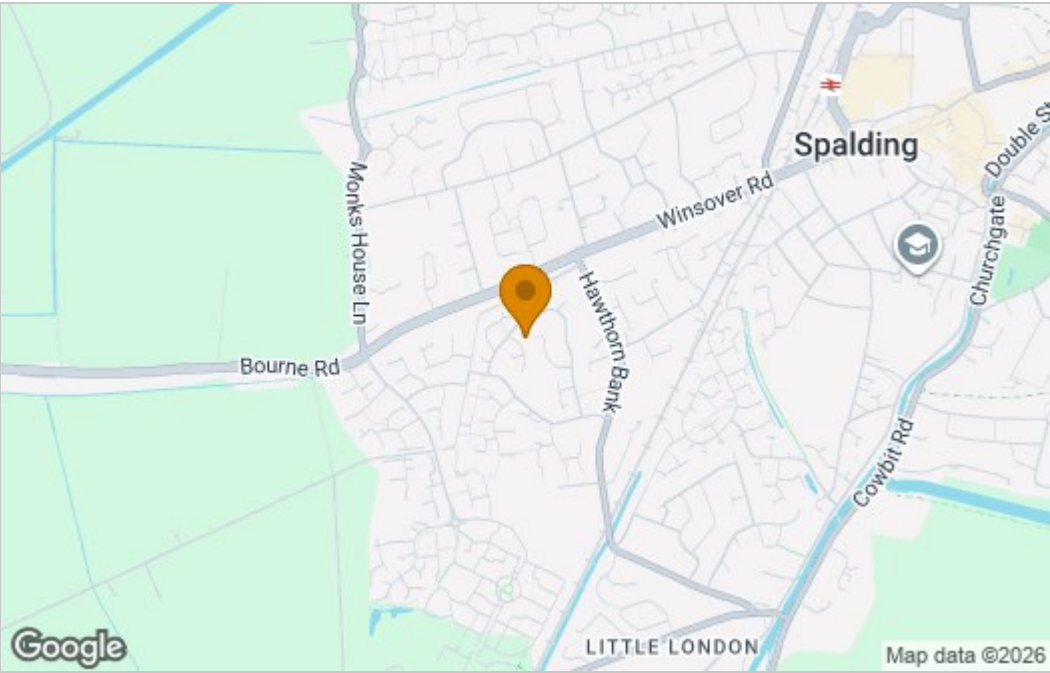
#### **Disclaimer**

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.

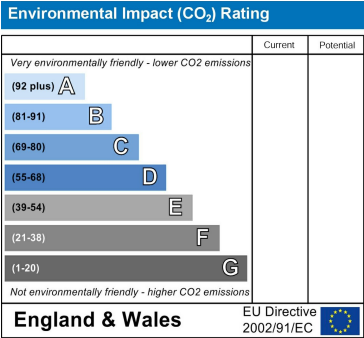
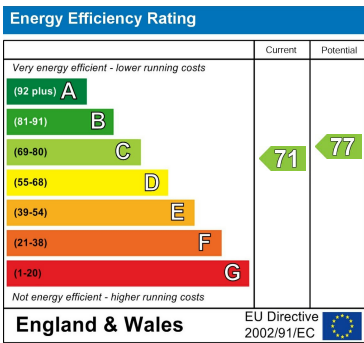
Floor Plan



Area Map



Energy Efficiency Graph



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