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**SCENIC
HOMES**

Plot 5, Cradge Bank, PE11 3AQ

£295,000

Welcome to Plot 5, Cradge Bank, one of an exclusive development of seven new homes by local developer Scenic Homes. Located on the edge of Spalding and enjoying open views across the surrounding countryside, the development offers a mix of three and four-bedroom homes designed for modern family living.

Ideally placed for local amenities and commuting links, Spalding town centre is close by, while Peterborough, Bourne, Market Deeping, Boston and the A16 are all within easy reach.

Finished to a high specification throughout, Plot 5 offers well-planned accommodation, including a lounge, fully fitted open-plan kitchen/dining room, utility room, cloakroom and integral garage. Upstairs are four bedrooms, with the principal bedroom benefiting from an en-suite, alongside a family bathroom. Outside, the property enjoys enclosed gardens, ample off-road parking and energy-efficient air source heating and solar panels.

Entrance Hall 14'9" x 6'6" (4.52 x 2.0)

Front Door to front aspect.

Lounge 14'9" x 9'7" (4.52 x 2.93)

Window to front aspect.

Kitchen/Dining Room 11'6" x 16'6" (3.53 x 5.03)

Window to rear aspect. French doors to rear garden. Fully fitted open plan kitchen with integrated Bosch appliances; Dishwasher, oven and hob. A wood effect worktop, Brass style kitchen tap and accents.

Utility 8'3" x 6'5" (2.54 x 1.98)

Window to rear aspect.

Cloakroom

Window to side aspect.

Bedroom 1 16'2" x 13'3" (4.93 x 4.06)

Window to front aspect.

En-suite 5'3" x 6'4" (1.61 x 1.94)

Window to front aspect. Vanity unit, W/C and shower.

Bedroom 2 10'2" x 10'6" (3.12 x 3.22)

Window to rear aspect.

Bedroom 3 14'0" x 9'10" (4.28 x 3.02)

Window to front aspect.

Bedroom 4 8'9" x 9'5" (2.69 x 2.89)

Window to rear aspect.

Bathroom 8'3" x 6'0" (2.54 x 1.85)

Window to rear aspect. W/C, vanity unit and bath.

Integral Garage 18'0" x 9'10" (5.51 x 3.00)**Key Features**

Fitted kitchen with integrated Bosch appliances
Integral single garage
Air source heat pump
Solar Panels
Ensuite 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: Management Company and 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 and Integral Garage

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

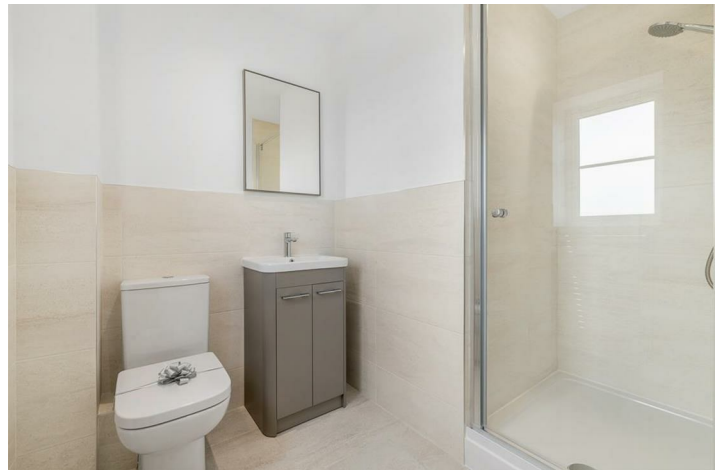
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.

Virtual Staging Disclaimer

Some images have been virtually staged for illustrative purposes only. Furniture, furnishings and décor have been digitally added to demonstrate the potential of the space and are not included in the sale. The property may appear differently when viewed.

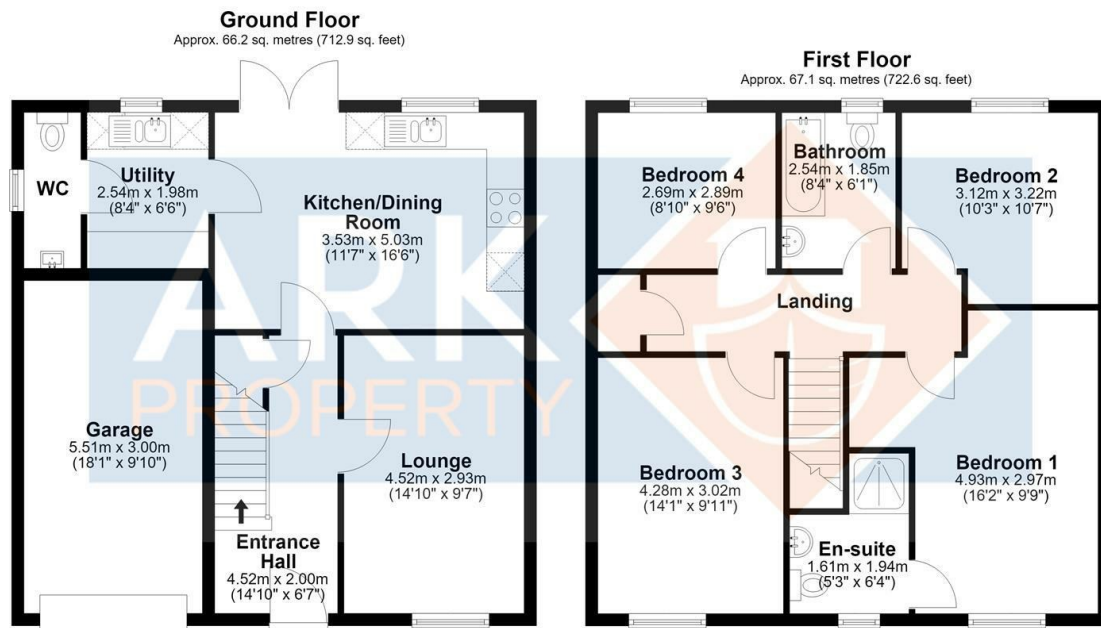








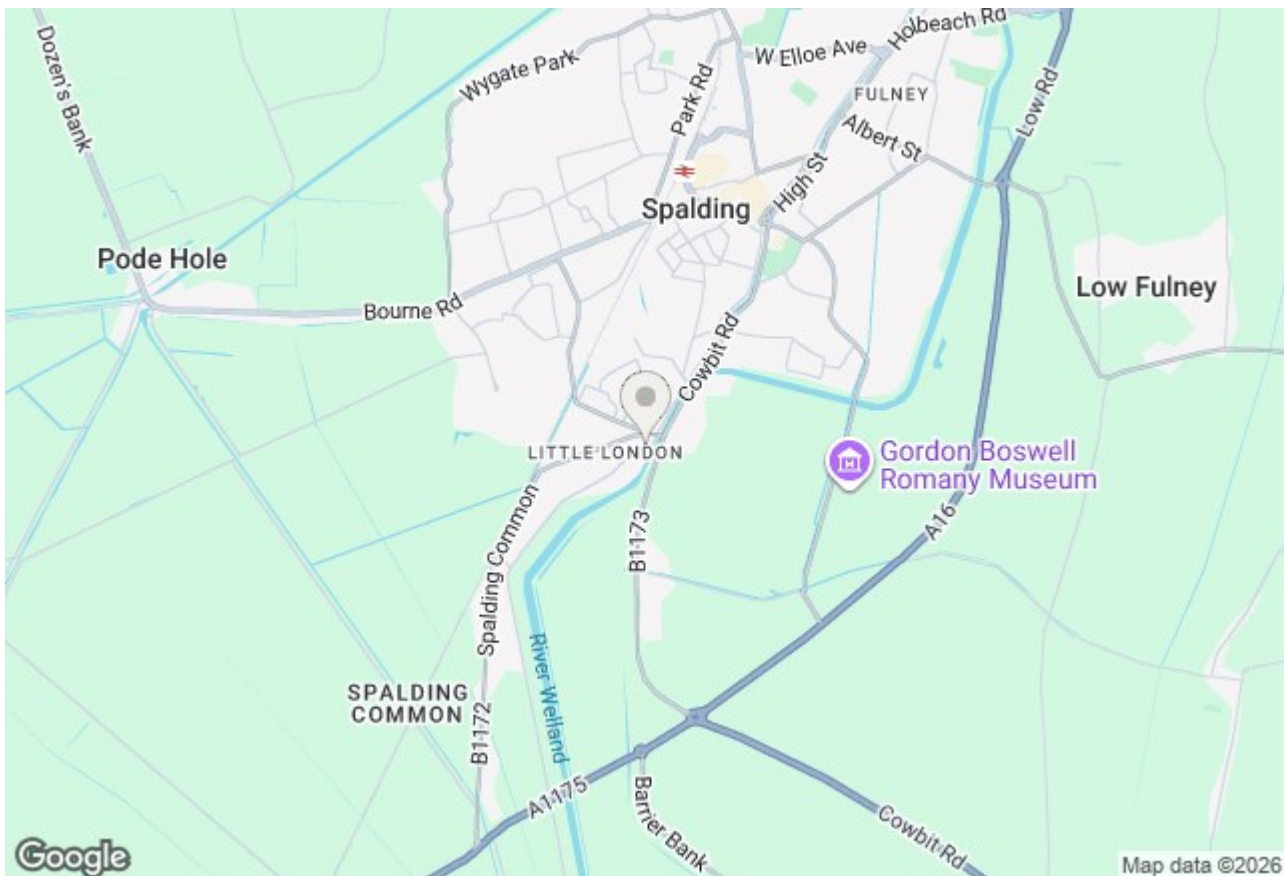
Floor Plan



Total area: approx. 133.4 sq. metres (1435.6 sq. feet)

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

Location



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