ARK PROPERTY









# 12 Livingstone Drive, Spalding, PE11 2FS

## £350,000

- Extended detached family home offering spacious accommodation across three floors and up to five bedrooms
- Unique and versatile layout that must be viewed to be fully appreciated
- Impressive principal bedroom with contemporary en-suite and generous dressing room
- Substantially enhanced living space following a two-storey extension
- Overlooking green open space and a recreational area
- Ideal family home in a popular residential location on Livingstone Drive, Spalding
- No onward chain

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Occupying an enviable position alongside green open space and a recreational area, this individually enhanced detached family home on Livingstone Drive offers spacious and versatile accommodation set across three floors. Extended over two levels, the property boasts impressive living space that must be viewed to be fully appreciated. A particular highlight is the superb principal bedroom suite, featuring a contemporary en-suite shower room and a generous dressing room, creating a luxurious private retreat. Combining flexible family living with a sought-after location, this is a truly unique home that stands out from the crowd.

## Entrance Hall



Entrance door to front. Built in storage cupboard. Radiator and Hive central heating controls. Stairs to first floor landing.



## Open Plan Dining/Living Area 18'4" x 14'0" (5.59m x 4.27m)



PVC double glazed windows. Sliding patio door. Skimmed ceiling. Vinyl tiled flooring. Two Radiators. Recessed spotlights.



## Kitchen 7'9" x 10'7" (2.38m x 3.25m)



Fitted with a matching range of base and eye level

units with roll edge work surface over. Tiled splash back. Free standing 5 ring cooker with Samsung extractor over. Composite sink unit with drainer and mixer tap and filtered water tap. Space and plumbing for dishwasher. Space for fridge/freezer. Built in water softener. Recessed spotlights.



## Lounge 18'4" x 16'10" (5.59m x 5.15m)



PVC double glazed windows. French doors leading to the garden. Skimmed ceiling. Recessed spot lights. Vinyl tiled flooring. Three radiators.



## Utility Room 5'3" x 8'6" (1.61m x 2.61m)



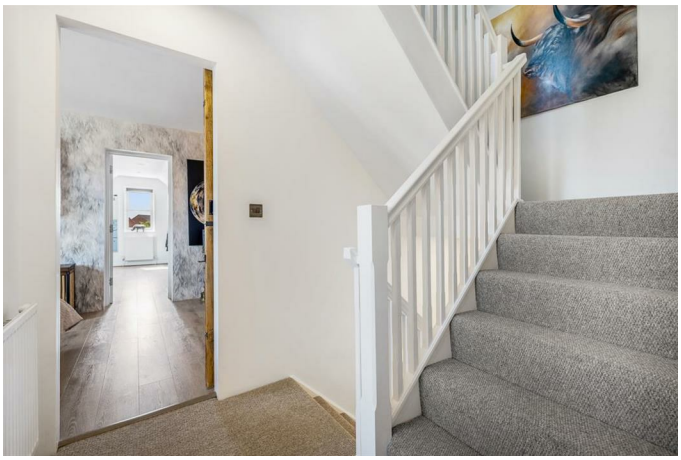
Composite glazed door. PVC double glazed window. Radiator. Fitted matching base and eye level units with work top space. Composite sink and drainer with mixer tap. Tiled splash back. Space and plumbing for washing machine.

## Cloakroom



Skimmed ceiling. Recessed spot lights. Laminate flooring. Fitted close coupled toilet with push button flush. Wash hand basin with mixer tap. Fitted eye level storage. Radiator. Partially tiled walls.

## First Floor Landing 10'7" x 6'0" (3.25m x 1.85m)



Skimmed ceiling. Recessed spot lights. Radiator. Stairs to second floor landing. Doors to bedrooms and bathroom.

## Principal Bedroom 14'1" x 11'2" (4.31m x 3.41m)



PVC double glazed window to front. Skimmed ceiling. Laminate flooring. Radiator. Door to dressing room and mirrored sliding door to en-suite.



## En-suite 3'9" x 8'5" (1.16m x 2.59m)



Skimmed ceiling. Recessed spot lights. Extractor

fan. Laminate flooring. Heated towel rail. Illuminated mirror. Fitted walk in shower enclosure with glass sliding door, thermostatic bar shower rainfall head and hand held attachment. Close coupled toilet with push button flush. Wash hand basin set on a wood surface.



## Dressing Room 13'8" x 14'0" (4.17m x 4.29m)



PVC double glazed window. Velux style window. Skimmed ceiling. Recessed spot lights. Laminate flooring. Radiator. Fitted hanging rail.

## Bedroom 11'2" x 8'2" (3.41m x 2.50m)



PVC double glazed window. Skimmed ceiling. Radiator. Laminate flooring.

## Bedroom/Dressing Room 6'10" x 10'11" (2.10m x 3.35m)



PVC double glazed window. Skimmed ceiling. Radiator.



## Bathroom 7'3" x 6'3" (2.22m x 1.92m)



PVC double glazed window to front. Fitted bath with fully tiled panel and shower attachment over. Wash hand basin. Close coupled toilet with push button flush. Heated towel rail. Fully tiled walls.

## Second Floor Landing



Loft access. Doors to bedrooms. Built in airing cupboard with slatted shelving and hot water cylinder.

## Bedroom 12'8" x 12'0" (3.88m x 3.67m)



Two PVC double glazed windows and Velux style window. Skimmed vaulted ceiling. Two Radiators.

## Bedroom 12'8" x 8'8" (3.88m x 2.65m)



Two PVC double glazed windows. Velux style window. Skimmed and vaulted ceiling. Laminate flooring. Two Radiators. Built in wardrobe.



## Outside



There is a long tarmac driveway. Tarmac driveway leading to the garage. Side gated access leading to the rear garden.
The rear garden is enclosed by timber fencing. Landscaped to include artificial lawn area. Patio seating area. Covered seating area with power and light available. Cold water tap available. There is a timber workshop (2.14m x 3.53m) which has power and light connected. Access into the single garage.

## Garage 8'11" x 17'11" (2.74m x 5.47m)



Up and over vehicular door. Power and light connected.

## Property Postcode

For location purposes the postcode of this property is: PE11 2FS

## 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: Hive central heating controls
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: C77

## 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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

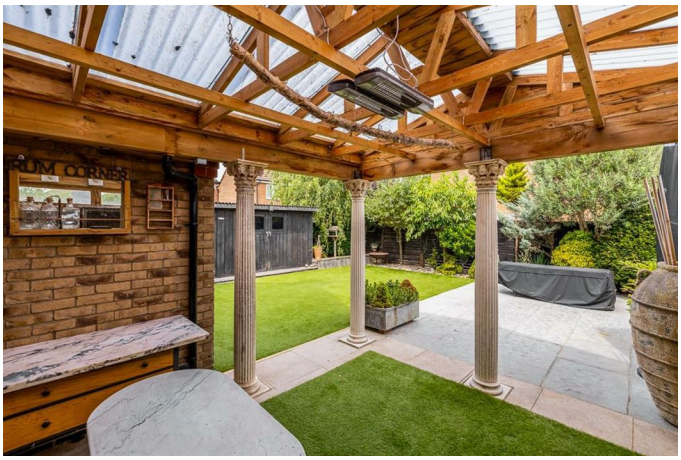












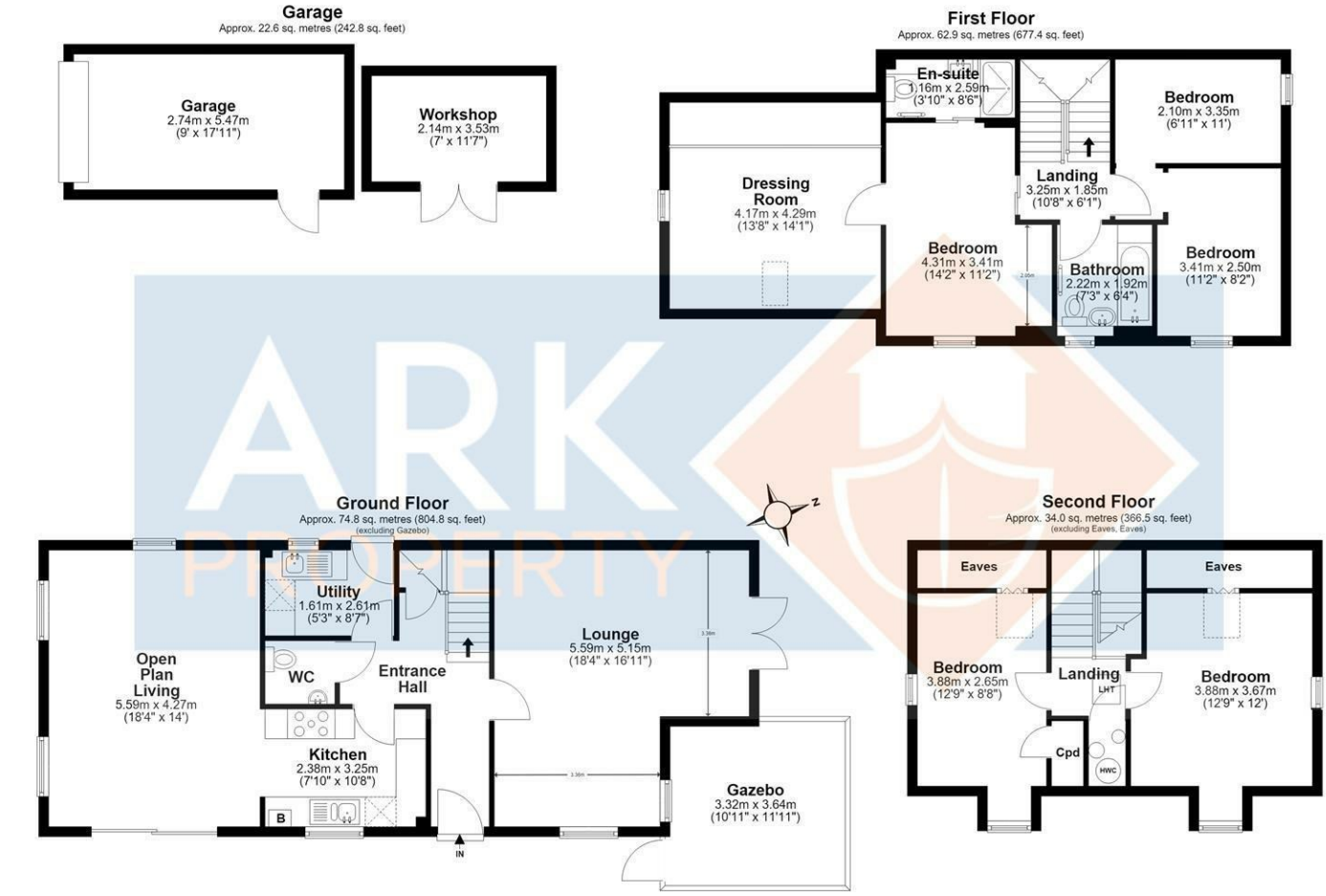








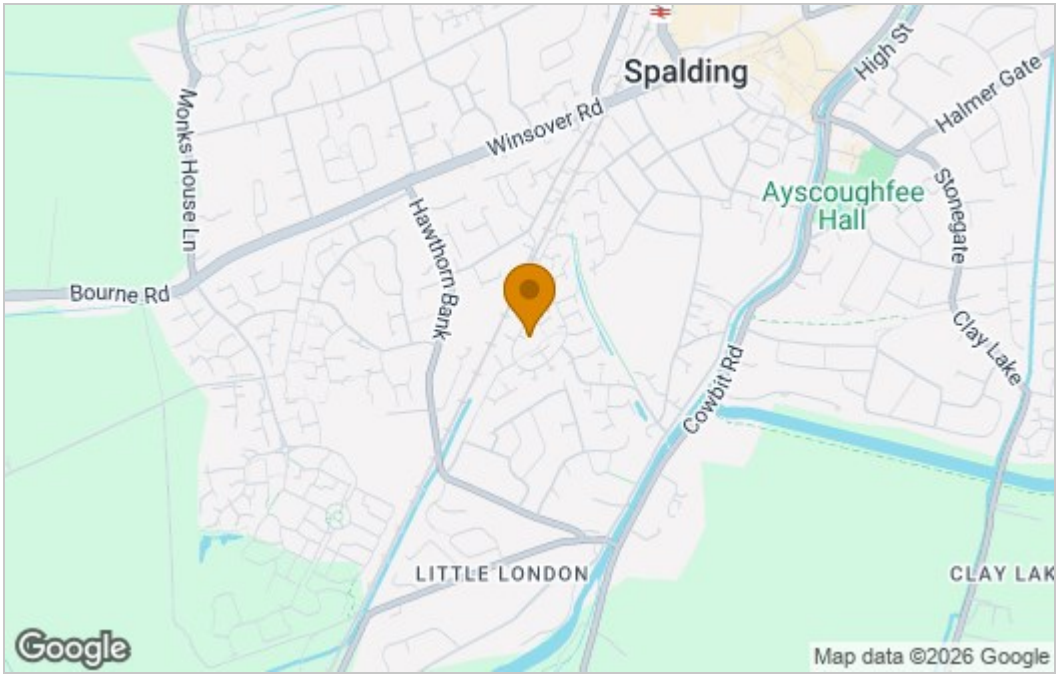
## Floor Plan



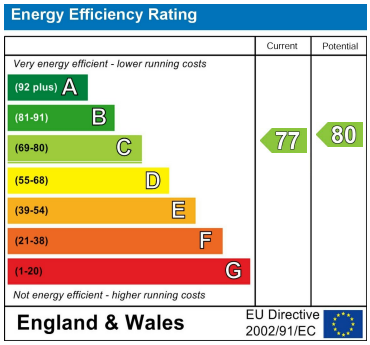

Total area: approx. 194.3 sq. metres (2091.5 sq. feet)

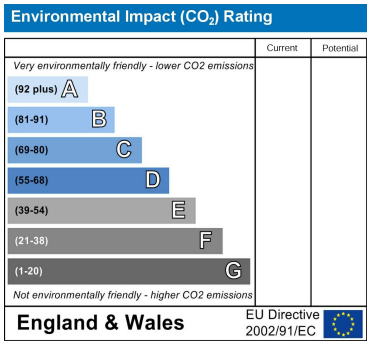
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

## Area Map




## Energy Efficiency Graph




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