ARK PROPERTY

20 Apeldoorn Gardens, Spalding, PE11 1JT

£275,000

- Detached Family Home
- Three Generous Sized Bedrooms
- Extended Accommodation
- Established Corner Plot
- View Over Communal Green
- Single Garage and Off Road Parking
- Sold With No Onward Chain
- Viewing essential

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Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Established corner plot! Three bedroom detached family home situated close by to Spalding Town Centre. Viewing is highly advised to appreciate the extended and spacious accommodation throughout. Comprising of entrance porch and hall, living room and diner, kitchen breakfast, study/family room and cloakroom. To the first floor is three bedrooms and family bathroom. Garden to the front and side of the property. Off Road parking and vehicular access to the single garage. Gated access to enclosed rear garden, that is mainly laid to lawn. Patio area ideal for seating and entertaining.

Entrance Porch 3'0" x 6'7" (0.92 x 2.03)

PVC entrance door with glazed side panel. Tiled flooring.

Entrance Hall 15'2" x 6'0" (4.63 x 1.83)

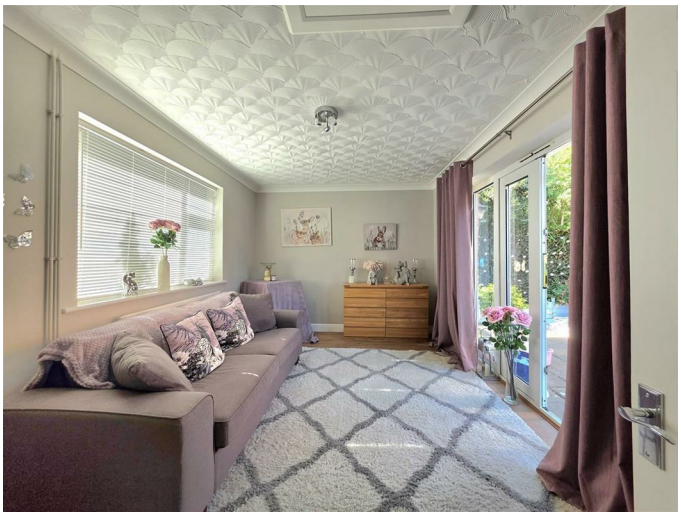
Hallway with doors to lounge and kitchen. Karndean flooring. Stairs to first floor.

Lounge 26'11" x 12'03" (8.20 x 3.73)

PVC double glazed window to front and rear. Bay window to side. Coving to textured ceiling. Feature fireplace with surround. Two radiators.

Dining Area

Study/Family Room 11'03" x 13'09" (3.43 x 4.19)

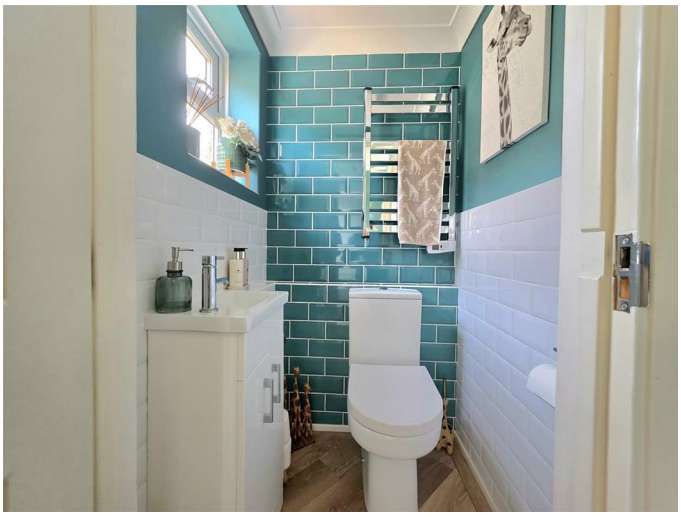


PVC double glazed window to front. Patio doors to garden. Coving to textured ceiling. Radiator.

Kitchen 12'11" x 11'05" (3.94 x 3.48)

PVC double glazed window to rear. Matching base and eye level units with roll edge work surfaces over. Composite sink unit with drainer and mixer tap. Built in oven and grill. Gas hob with extractor hood over. Karndean flooring. Breakfast bar peninsula with seating and storage under. Space and plumbing for washing machine and tumble dryer. Space for American style fridge/freezer. Door to rear lobby with storage and cloakroom.

Cloakroom 3'10" x 3'6" (1.19 x 1.09)

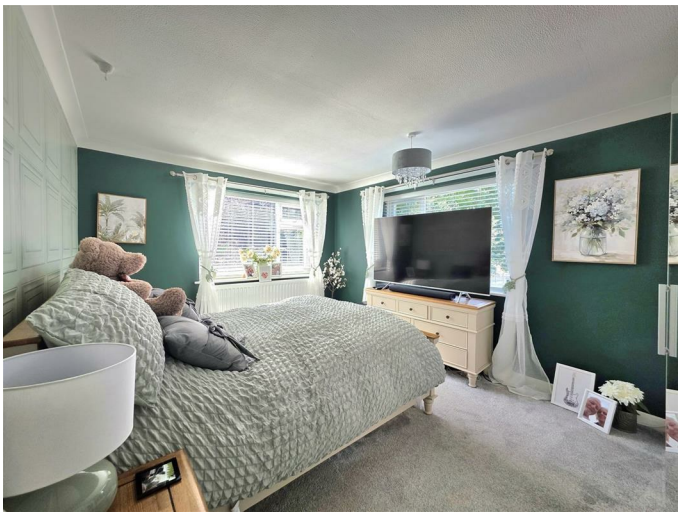


PVC double glazed window to side. Coving to skimmed ceiling. Close coupled toilet. Wash hand basin set in vanity unit. Tiled walls. Wall mounted heated towel rail.

First Floor Landing 10'4" x 7'8" (3.17 x 2.35)

PVC double glazed window to side. Doors to bedrooms and bathroom. Loft access.

Bedroom 1 14'03" x 10'0" (4.34 x 3.05)



PVC double glazed windows to front and side. Coving to textured ceiling. Radiator.

Bedroom 2 12'08" x 10'08" (3.86 x 3.25)

PVC double glazed window to side. Coving to textured ceiling. Radiator. Airing cupboard housing central heating boiler and hot water tank.

Bedroom 3 7'04" x 7'08" (2.24 x 2.34)

PVC double glazed window to front. Artex and coved ceiling. Radiator.

Bathroom 7'4" x 7'8" (2.25 x 2.34)

PVC double glazed window to rear. Three piece suite comprising toilet. Wash hand basin. P shaped bath with shower over. Glass shower screen. Vertical radiator.

Outside

The property sits on a large corner plot with lawn to front and side. Established hedges. Side gated access to the rear garden.
The regard garden is enclosed by timber fencing. Mainly laid to lawn with established shrub borders and trees. Patio area. Summer house.

Garage

Single garage with up and over door. Power and light connected. Fuse box.

Property Postcode

For location purposes the postcode of this property is: PE11 1JT

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: Mains
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.
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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: 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.

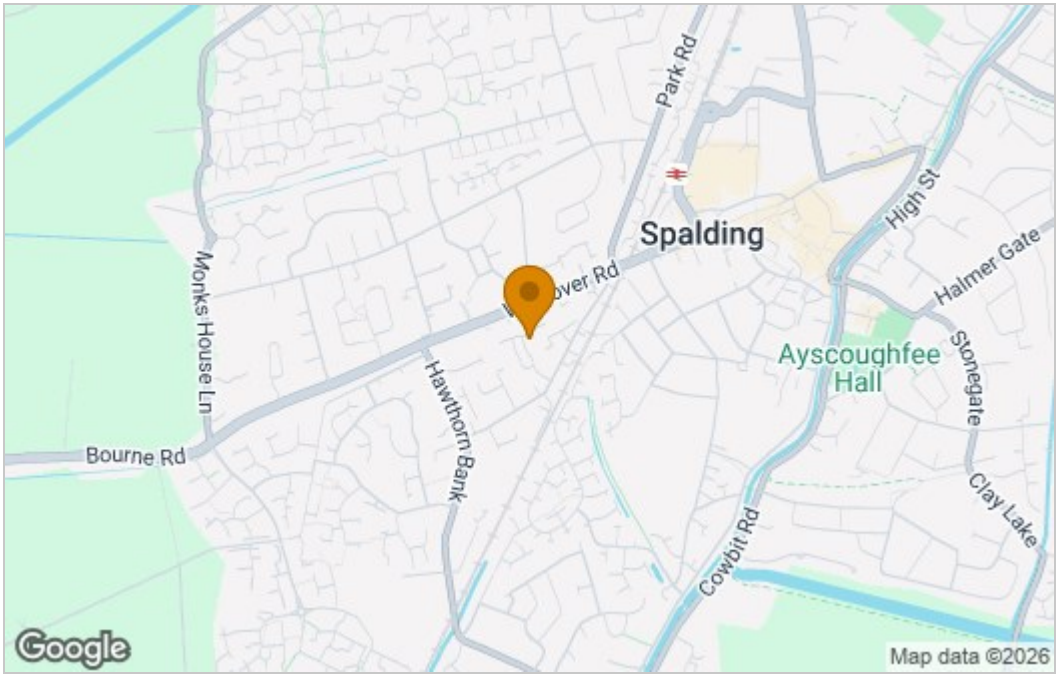
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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

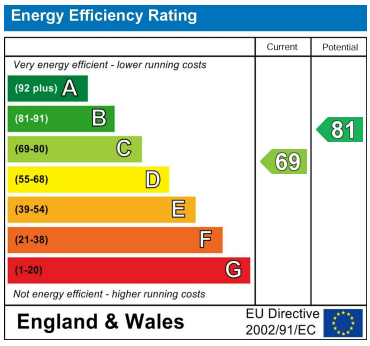
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

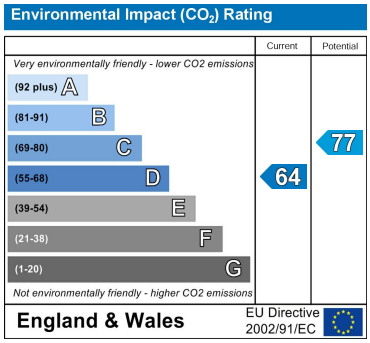
Floor Plan

Area Map



Energy Efficiency Graph





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