ARK PROPERTY









33 Elizabeth Gate, Spalding, PE12 9ZD

£1,800 Per Month

ZERO DEPOSIT OPTION AVAILABLE A spacious five-bedroom new build home offering modern and versatile living accommodation, ideally suited to family living. The property features a stunning open-plan kitchen, lounge and dining area, creating a bright and sociable space, along with an open staircase and landing providing a contemporary feel throughout.

The property comprises a master bedroom with ensuite, a second bedroom with ensuite, and three further good-sized bedrooms. Additional benefits include a private rear garden, double garage and driveway parking, providing plenty of storage and off-road parking.

Finished to a high modern standard, this energy-efficient home offers spacious accommodation across the property and is well suited to families looking for a modern home with excellent living space.

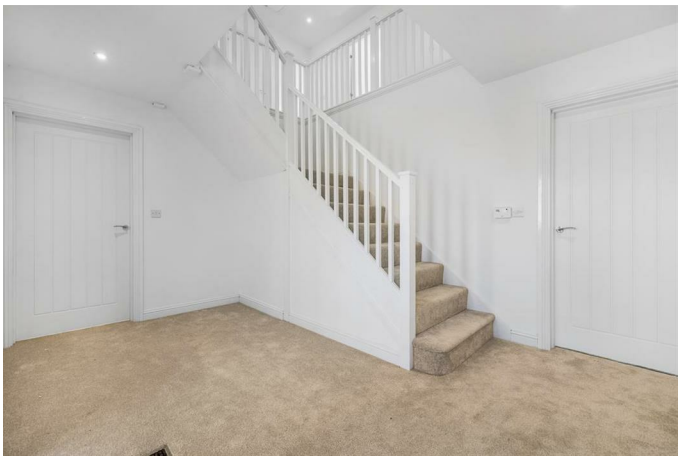
Located within a quiet residential area, the property is within easy reach of local schools, shops and amenities, with good transport links to surrounding towns and major road networks.

Deposit £2076.92 - Council Tax Band TBC

www.arkpropertycentre.co.uk
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6 New Road, Spalding, Lincolnshire PE11 1DQ

Entrance Hall 10'8" x 13'9" (3.27 x 4.21)



Accessed via a UPVC entrance door to the front aspect, the welcoming entrance hall provides access to the main living accommodation, kitchen/diner, downstairs WC and useful storage. The hallway is carpeted and features stairs rising to the first-floor landing.

Cloakroom



Conveniently located off the entrance hall, the downstairs WC is fitted with a WC and wash hand basin, with practical flooring and modern fixtures and fittings.

Kitchen/Diner 23'11" x 16'4" (7.30 x 5.00)





A spacious and modern open-plan kitchen and dining area, fitted with a range of contemporary base and eye-level units providing ample storage and worktop space. The kitchen benefits from an integrated fridge/freezer and space for a washing machine. The kitchen area has practical vinyl flooring, while the dining area is carpeted, creating a comfortable space for family meals and entertaining. Spotlights provide modern lighting, with sliding doors opening directly onto the rear garden. An open archway leads through to the lounge, creating a sociable and open-plan feel.

Lounge 12'8" x 18'1" (3.87 x 5.52)



A bright and comfortable living space, open to the kitchen/diner through a wide archway. The lounge is carpeted and benefits from a radiator, pendant lighting and sliding doors providing direct access to the rear garden. A further door leads back through to the entrance hall, creating a convenient flow throughout the ground floor.

Stairs/Landing 15'5" x 14'1" (4.72 x 4.31)



The open staircase leads to a bright and spacious first-floor landing, with carpeted flooring, radiator, spotlights and pendant lighting. Doors lead to all five bedrooms and the family bathroom, with the open

staircase and landing adding to the spacious feel of the first floor.

Master Bedroom 17'1" x 20'2" (5.21 x 6.16)




A generous master bedroom positioned to the front of the property, featuring two UPVC windows to the front aspect and a further window to the side, allowing plenty of natural light into the room. The bedroom is carpeted and benefits from a radiator and a door leading directly to the ensuite shower room.

En-suite 5'9" x 11'3" (1.76 x 3.43)



The modern ensuite comprises a shower enclosure, WC and twin 'his and hers' wash hand basins, with vinyl flooring and contemporary fittings.

Bedroom Two 15'7" x 11'3" (4.75 x 3.44)



A good-sized second bedroom featuring a UPVC window overlooking the rear aspect, carpeted flooring and a radiator. The room benefits from its own ensuite, making it an ideal second double bedroom or guest bedroom.

En-suite



Fitted with a shower enclosure, WC and wash hand basin, with practical vinyl flooring.

Bedroom Three 12'5" x 8'11" (3.79 x 2.74)



A well-proportioned third bedroom with carpeted flooring, radiator and UPVC window overlooking the rear aspect, providing a bright and comfortable space.

Bedroom Four 11'2" x 8'11" (3.41 x 2.74)



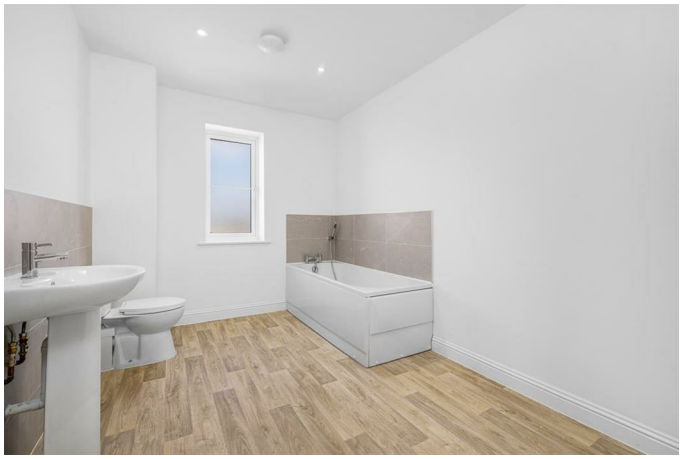
A further good-sized bedroom featuring carpeted flooring, radiator and UPVC window to the front aspect.

Bedroom Five 8'2" x 10'6" (2.49 x 3.22)



A versatile fifth bedroom with carpeted flooring, radiator and UPVC window overlooking the rear aspect. The room would also work well as a home office, nursery or additional reception space depending on the occupants' requirements.

Bathroom 8'0" x 11'3" (2.44m x 3.45m)



The modern family bathroom is fitted with a bath with shower over, WC and wash hand basin. The room benefits from practical vinyl flooring, a heated towel radiator and a UPVC window to the side aspect, providing plenty of natural light and ventilation.

Exterior



To the rear is a private, turfed garden providing a good-sized outdoor space for relaxing and entertaining. A side gate provides convenient access between the front and rear of the property. To the front, the property benefits from a driveway providing off-road parking for two vehicles, in addition to a double garage offering excellent storage and parking. An electric vehicle charging point is also provided.

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Images

Please note: Some images may depict another plot and are intended for illustrative purposes only. Actual features and finishes may vary.

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.

Rental Application

Holding Deposit: A refundable holding deposit (to reserve a property) equivalent to one week's rent. This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. responding to reasonable requests for information required to progress the agreement) before the 'deadline for agreement'. The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).
Deposit: A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above
Changes to the Tenancy: Payments to change the tenancy when requested by the tenant, is capped at £50, or reasonable costs incurred if higher
Early Termination: If a tenant requests to leave before the end of their tenancy they will be charged to cover the financial loss that the landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early, and for the rent they would have received before the tenancy reaches its end.
Late Rent Payment: A late rent payment will be charged if the rent is outstanding after 14 calendar days and has still not been paid. We will levy the late payment until day 14 but charge from day one. The charge will be at 3% above Bank of England base rate for each day that the payment is outstanding.
Lost Keys or Other Security Devices; Tenants will be charged a fee to cover the cost of replacing a lost key or security device. This fee will be dependent on the style and make of the key/lock/device. Reasonable costs that have been incurred as a result of having to replace the key or security device will be charged to the tenant.
Changes to the Tenancy; When requested by the tenant there will be a charge capped at £50, or reasonable costs incurred if higher.
Payment on variation, assignment or novation of a tenancy; When a tenant has requested it, there will be A £50 (including vat) charge to vary, assign or replace a tenancy. The payment cannot exceed £50 (including VAT) or the reasonable costs of the person to whom the payment is to be made in respect of the variation, assignment or novation of

a tenancy.
Change of Sharer: £50 per replacement tenant or any reasonable costs incurred if higher, to cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution.
Payments in respect of Council Tax; Tenants are required pay the Council Tax on the property they rent unless otherwise stated in the tenancy agreement.
Payments for utilities; The tenant is responsible for payment for or in connection with the provision of a utility if the tenancy agreement requires the payment to be made. NB: In the Tenant Fees Act, utility, means electricity, gas or other fuel, water or sewage.
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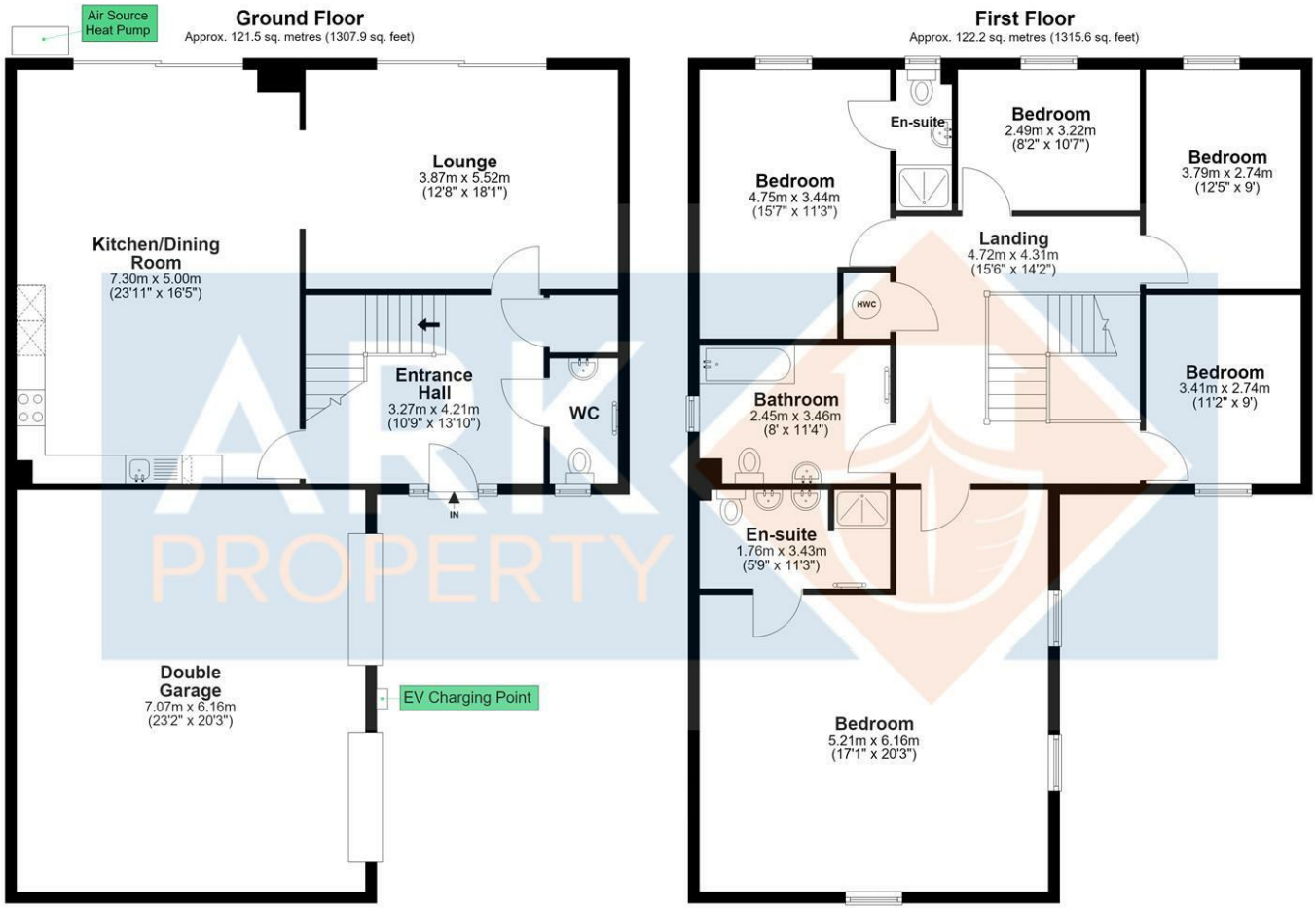
Property Postcode

For location purposes the postcode of this property is: PE12 9ZD

Verified Material Information

Council tax band: TBC
Property construction: Brick
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Air Source Heat Pump
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast
Mobile coverage: As stated by Ofcom, O2 and Vodafone- good outdoor, EE- good outdoor and in home, Three- good outdoor and viable in home.
Parking: Driveway and Double Garage
Building safety issues: N/A
Restrictions: N/A
Public right of way: N/A
Flood risk: Surface water - low. Rivers and the sea - very low. 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 for any relevant planning applications in the area.
Accessibility and adaptations: N/A
Energy Performance rating: TBC

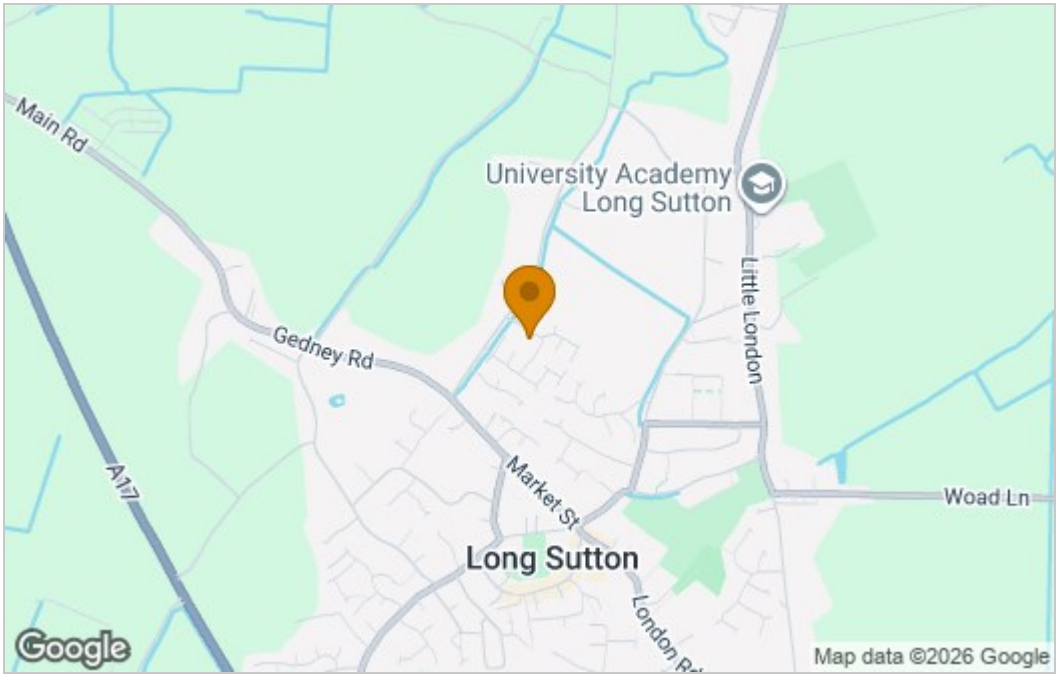
Floor Plan



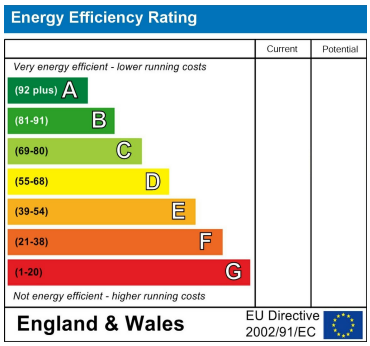
Total area: approx. 243.7 sq. metres (2623.4 sq. feet)

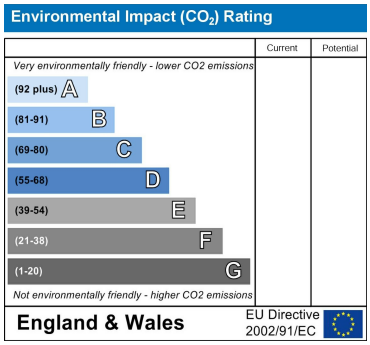
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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