ARK PROPERTY









# 4 Apeldoorn Gardens, Spalding, PE11 1JT

## £285,000

- Extended family home
- Popular Allison development
- Tradtional layout with two extensions
- Great kerb appeal
- Gated access leading ample off road parking and garage
- Outdoor entertaining areas
- Well presented throughout
- Popular location within easy access of schools and the town centre
- No forward chain
- Register with Ark for all new listings

www.arkpropertycentre.co.uk
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**Tel: 01775 766888**
6 New Road, Spalding, Lincolnshire PE11 1DQ

Welcome to Apeldoorn Gardens a spacious extended three bedroom detached home, set opposite a pleasant green and close to well regarded schools. The property features gated frontage, ample parking, a garage, and well planned living spaces that flow nicely. The side extension adds flexibility, while upstairs offers two double bedrooms and a single. A four-piece family bathroom adds a nice touch. The rear garden is generous, sectioned for use with outbuildings that work for entertaining also areas being used for storage. Offered with no onward chain, it's an excellent opportunity.

## Entrance Porch



French doors to front. Door leading to entrance hall with glazed side panels. Tiled flooring.

## Entrance Hall 12'2" x 5'11" (3.73m x 1.82m)



Stairs leading to first floor landing. Radiator. Wood effect flooring.

## Lounge 15'2" x 12'4" (4.63m x 3.76m)



Window to front. Feature fireplace with stone surround. Radiator.



## Dining Room 11'5" x 9'9" (3.49m x 2.99m)



Window to rear. Radiator.





## Snug 11'10" x 10'9" (3.63m x 3.30m)



Window to front. Feature fireplace with and electric fire

## Kitchen 11'5" x 8'6" (3.50m x 2.60m)



Matching base and eye level units with work surfaces over. Radiator. Wood effect flooring. Built in pantry cupboard with shelving.

## Breakfast Room 8'2" x 12'5" (2.49m x 3.79m)



Window to rear and side. Base units with work surfaces over. Space for Rangemaster cooker. Ceramic sink unit with drainer and mixer tap. Space for fridge/freezer. Radiator. Wood effect flooring.



## Utility Room 6'1" x 7'6" (1.86m x 2.31m)



Window to rear. Door to side. Built in storage cupboard. Space and plumbing for washing machine.

## Cloakroom



Window to side. Toilet. Wash hand basin.

## First Floor Landing



Window to side. Doors to bedrooms and bathroom.

## Bedroom 1 11'8" x 10'11" (3.57m x 3.34m)



Window to front. Radiator. Built in double door wardrobe.



## Bedroom 2 12'8" x 8'2" (3.87m x 2.50m)



Window to rear. Radiator. Built in bedroom furniture. Built in airing cupboard housing hot water cylinder and boiler.



## Bedroom 3 7'6" x 7'4" (2.29m x 2.26m)



Window to front. Radiator. Built in wardrobe.

## Bathroom 6'9" x 10'1" (2.07m x 3.08m)



Window to rear. Panelled bath with shower attachment. Shower cubicle. Concealed cistern toilet and wash hand basin set in vanity unit. Heated towel rail. Tiled flooring.



## Outside



The front of the property has railings and gate

leading to the driveway providing off road parking. Lawn area.
The rear garden is enclosed by timber fencing. Lawn area. Patio area. Wooden pergola with patio and outside power. Raised floral borders. Metal gates separating the garden leading to a stepping stone pathway leading to the conservatory. Well established trees and bushes. Various storage sheds.



## Conservatory 7'8" x 12'5" (2.35m x 3.80m)





## Garage 16'1" x 7'6" (4.92m x 2.31m)

Vehicular door to front. Power and light connected. EV charging point is being shown but will be disconnected.

## 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: 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: D63

## 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.

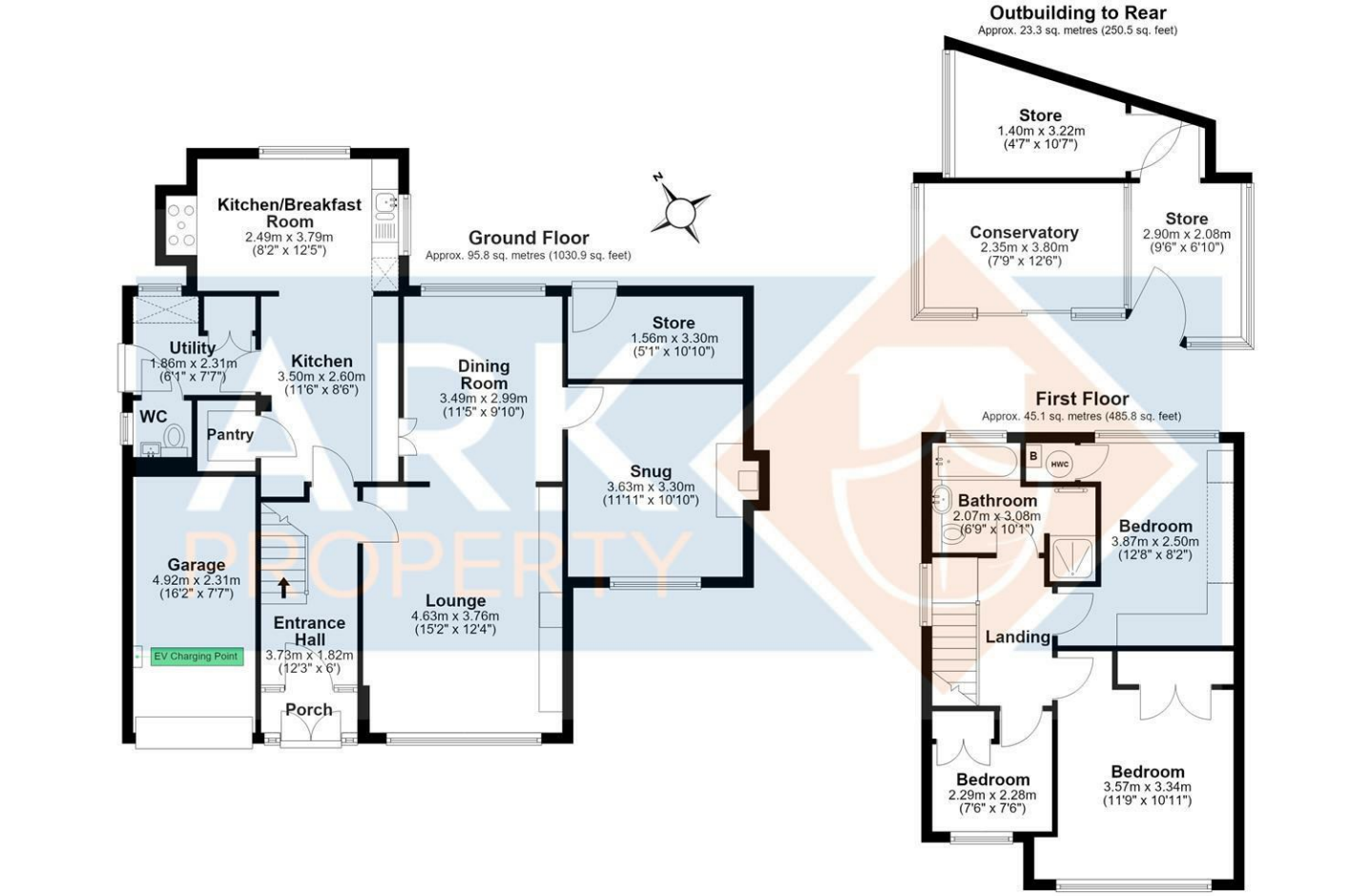
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

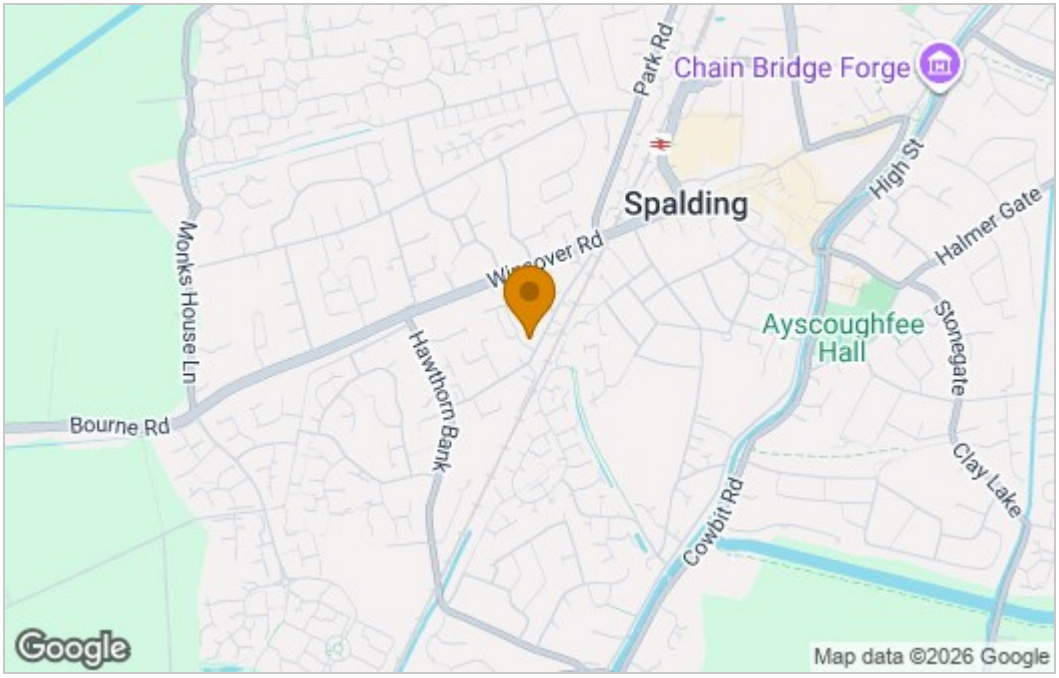
## Floor Plan



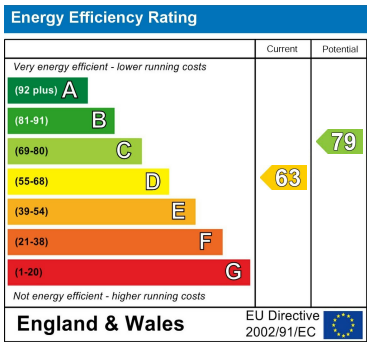

Total area: approx. 164.2 sq. metres (1767.2 sq. feet)

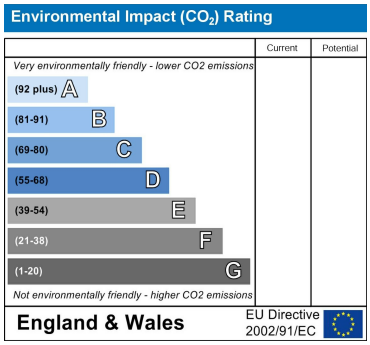
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

## Area Map




## Energy Efficiency Graph

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