ARK PROPERTY









26 Magellan Way, Spalding, PE11 2FH

£265,000

- Four-bedroom detached family home
- Spacious lounge diner
- Kitchen with separate utility room
- Principal bedroom with ensuite
- Driveway and single garage
- Enclosed rear garden

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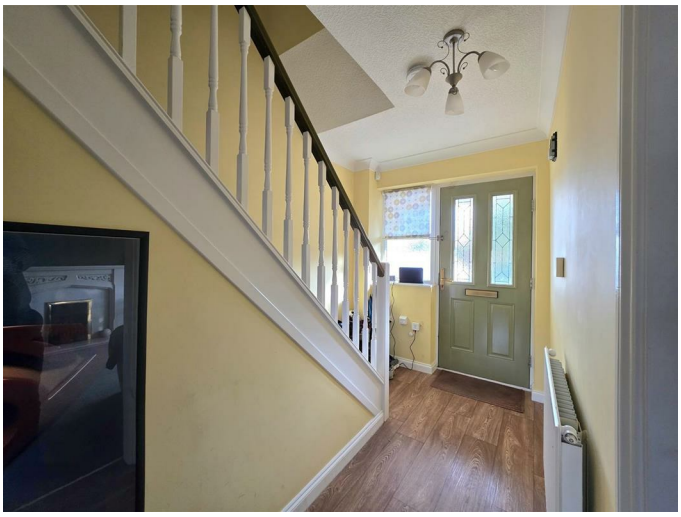
Situated on Magellan Way, this well-proportioned four-bedroom detached home offers spacious and versatile accommodation, ideal for families.

The ground floor comprises an entrance hall, a generous lounge diner, kitchen, separate utility room and downstairs WC. To the first floor are four bedrooms, including a principal bedroom with ensuite, alongside a family bathroom.

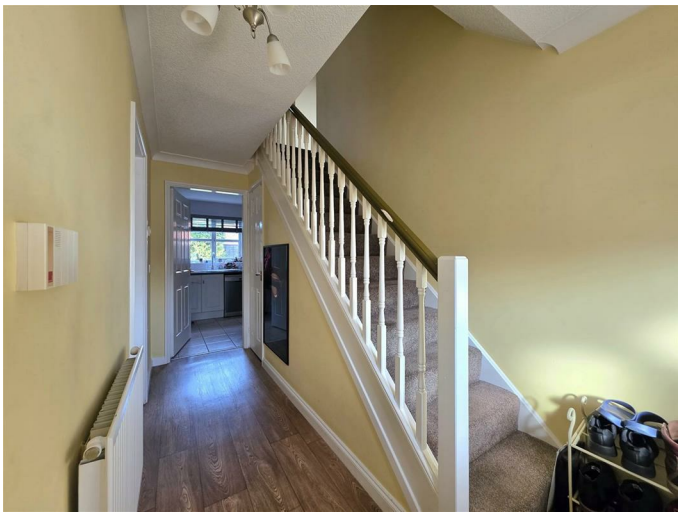
Externally, the property benefits from a driveway providing off-road parking, a single garage and an enclosed rear garden, perfect for outdoor relaxation and entertaining.

An excellent opportunity to acquire a spacious family home with practical living space both inside and out.

Entrance Hall 14'0" x 6'3" (4.29m x 1.92m)



Entrance door and window to front. Stairs to first floor landing. Radiator. Wood effect flooring.



Lounge 11'4" x 13'5" (3.47m x 4.10m)



Box bay window to front. Radiator. Feature fireplace with surround. Opening to dining room.

Dining Room 8'6" x 9'3" (2.60m x 2.84m)



Patio doors to rear. Radiator.

Kitchen 8'7" x 11'2" (2.64m x 3.42m)



Window to rear. Gas hob with built in oven and grill under. Sink unit with drainer and mixer tap. Space for fridge/freezer. Space and plumbing for dishwasher. Radiator.



Utility Room 6'2" x 5'1" (1.90m x 1.57m)

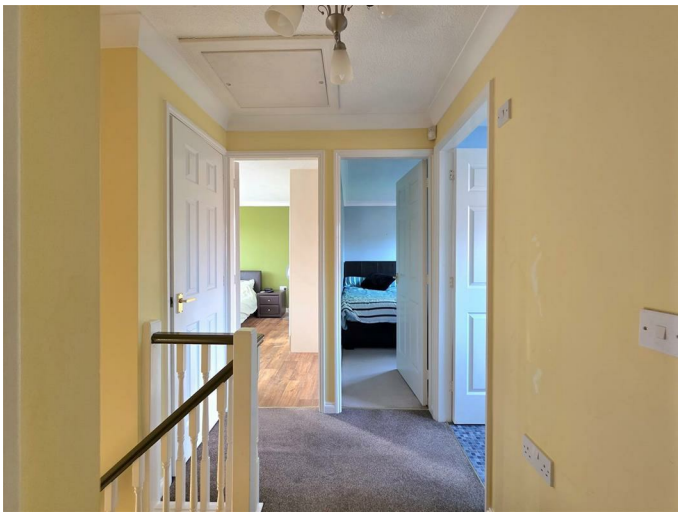


Window to rear. Door to side. Sink unit with drainer and mixer tap. Radiator. Boiler.

Cloakroom 2'9" x 5'6" (0.84m x 1.69m)

Toilet. Wash hand basin. Tiled splash back.

First Floor Landing 9'5" x 5'6" (max) (2.88m x 1.68m (max))



Doors to bedrooms and bathroom.

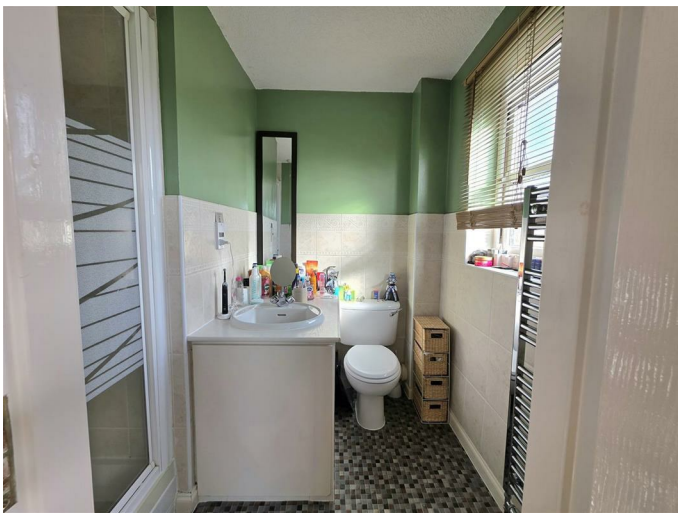
Bedroom 1 12'11" x 11'1" (3.94m x 3.40m)



Window to front. Radiator. Built in wardrobes. Wood effect flooring.



En-suite 6'1" x 7'6" (max including shower recess) (1.86m x 2.29m (max including shower recess))



Window to front. Shower cubicle. Wash hand basin set in vanity unit. Toilet. Radiator.

Bedroom 2 11'4" x 9'6" (3.47m x 2.90m)



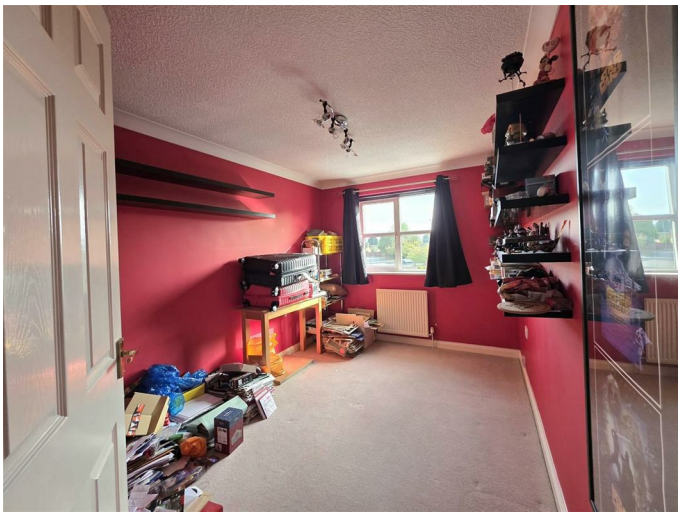
Window to rear. Radiator.

Bedroom 4 9'11" x 8'6" (3.03m x 2.60m)



Window to rear. Radiator.

Bedroom 3 12'10" x 8'5" (3.92m x 2.59m)



Window to front. Radiator.

Bathroom 6'9" x 6'5" (2.06m x 1.97m)



Window to rear. Radiator. Panelled bath with shower over. Glass shower screen. Wash hand basin. Toilet. Shaver points. Partially tiled walls.





Outside



The front of the property has a driveway providing off road parking and leading to the single garage. The rear garden is enclosed by timber fencing. Lawn area. Patio area. Timber decked area.

Garage

Up and over door to front. Power and light connected.

Property Postcode

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

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: Not known
Property construction: Brick built
Electricity supply: Not known
Solar Panels: No
Other electricity sources: Not known
Water supply: Not known
Sewerage: Not known
Heating: Not known
Heating features: Not known
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: 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 - flooding from reservoirs is unlikely 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: D68

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

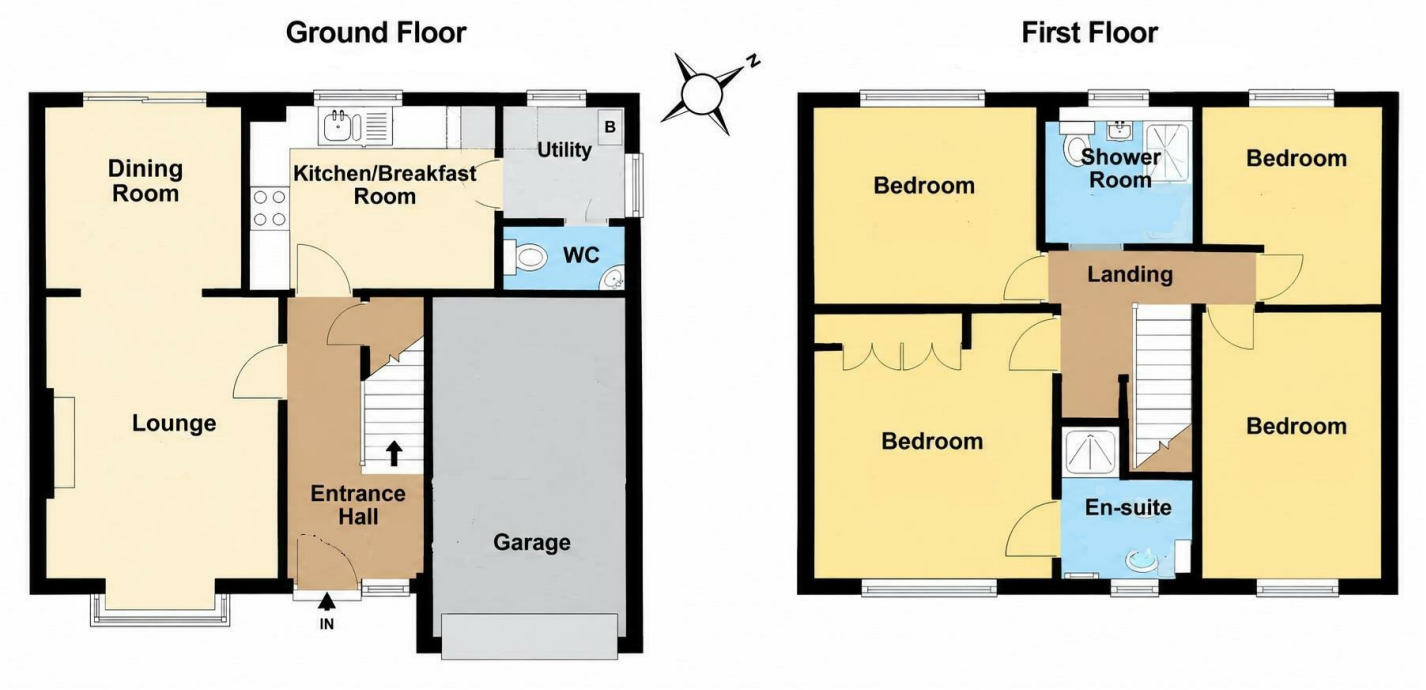
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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



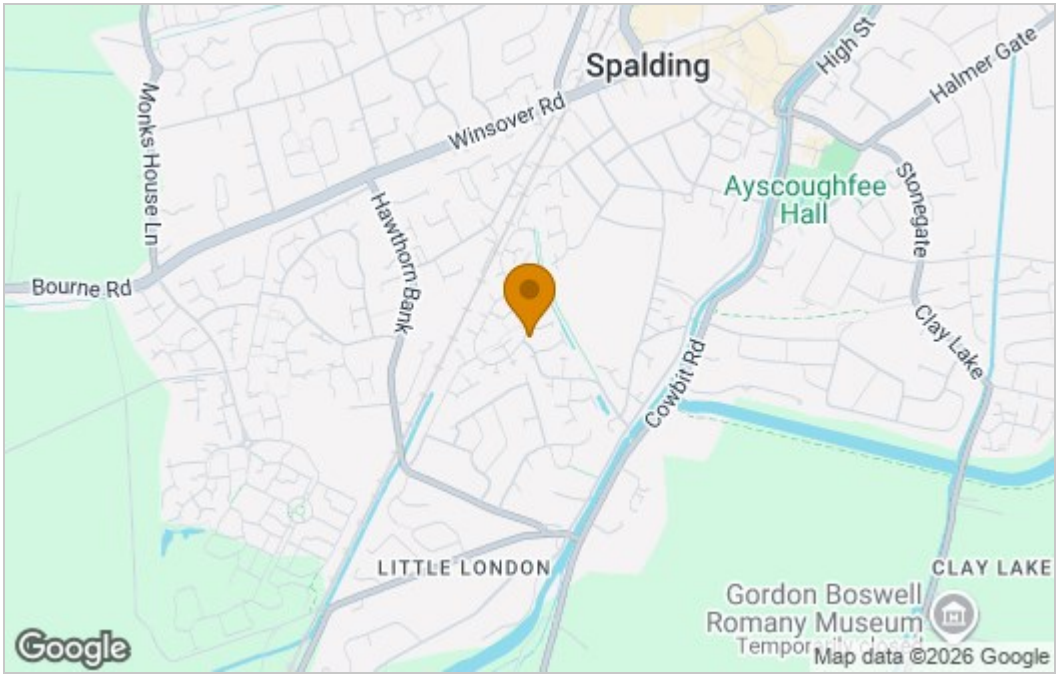




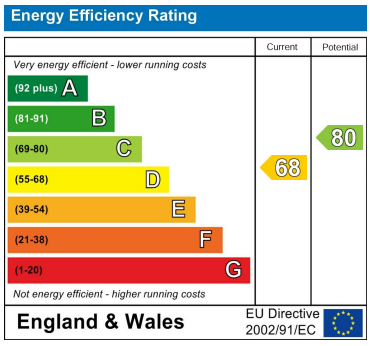
Floor Plan

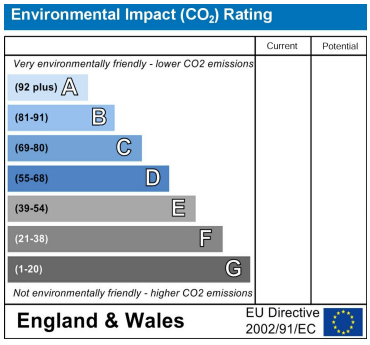


Area Map



Energy Efficiency Graph





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