ARK PROPERTY









17 Magpie Close, Spalding, PE12 9ZD

£1,050 Per Month

ZERO DEPOSIT OPTION AVAILABLE

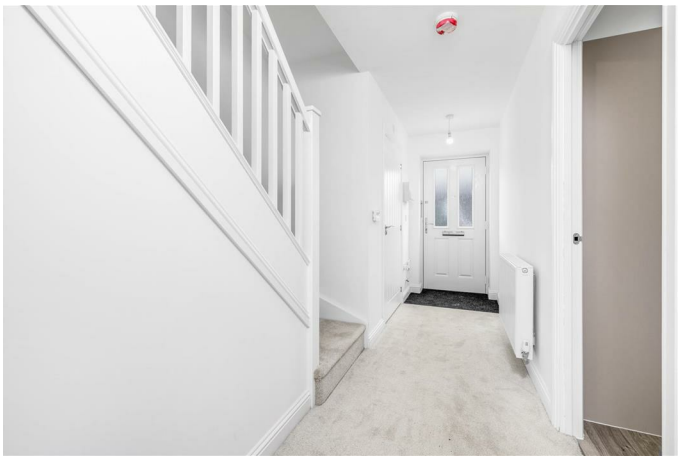
Situated in the popular market town of Long Sutton, this brand new three-storey home offers spacious, modern accommodation, ideally suited to families and professionals.

The ground floor features a contemporary kitchen and a spacious lounge, providing a welcoming space for everyday living. Arranged over three floors, the property offers three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, alongside a modern family bathroom.

Externally, the property boasts an enclosed rear garden and off-road parking.

Conveniently located close to local shops, schools and everyday amenities, this attractive new build property offers an excellent opportunity to enjoy modern

Entrance Hall



Accessed via a composite entrance door to the front, the entrance hall provides access to the main ground floor accommodation, with stairs leading to the first floor. The hall features carpeted flooring and a radiator, with doors leading to the kitchen/diner, separate lounge and downstairs cloakroom.

W/C

Conveniently located off the entrance hall, the downstairs cloakroom comprises a WC and wash hand basin. The room is finished with vinyl flooring and benefits from a heated towel rail.

Kitchen 12'2" x 7'10" (3.72 x 2.40)



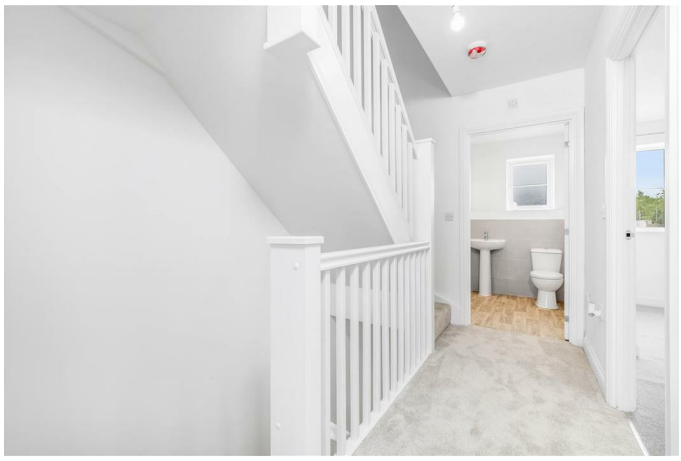
The modern kitchen/diner is fitted with a range of contemporary base and wall units, offering ample cupboard and worktop space. Integrated appliances are included, providing a practical and functional cooking space. The room benefits from vinyl flooring throughout and a UPVC window to the front aspect, allowing plenty of natural light.

Lounge/Diner 14'4" x 15'5" (4.39 x 4.70)



The separate lounge offers a comfortable and private living space, featuring carpeted flooring and a radiator. A UPVC window to the rear aspect provides natural light, while sliding patio doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces.

Stairs/Landing



The carpeted staircase leads to the first floor landing, which provides access to bedrooms two and three, along with the family bathroom. The landing also benefits from a useful storage cupboard and a separate cupboard housing the property's air source heat pump.

Bedroom Two 8'7" x 15'5" (2.63 x 4.70)



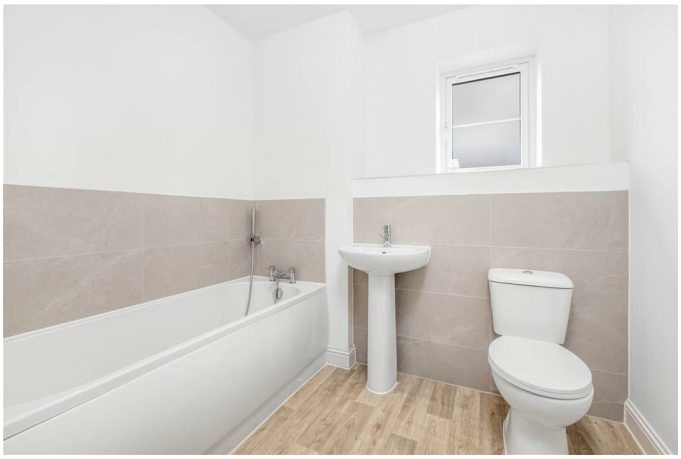
A spacious double bedroom featuring two UPVC windows to the rear aspect, allowing plenty of natural light. The room is finished with carpeted flooring and benefits from a radiator, providing a bright and comfortable space with ample room for bedroom furniture.

Bedroom Three 15'9" x 7'9" (4.81 x 2.37)



A further well-presented bedroom featuring a UPVC window to the front aspect. The room is finished with carpeted flooring and benefits from a radiator, offering a versatile space that could be used as a bedroom, home office or study.

Bathroom 6'5" x 7'6" (1.96 x 2.30)



The contemporary family bathroom is fitted with a bath with shower over, WC and wash hand basin. Further features include vinyl flooring, a heated towel rail and a UPVC window to the front aspect, providing natural light and ventilation.

Stairs/Landing

A further carpeted staircase leads to the second floor, where the principal bedroom and en-suite are located. The upper landing provides a separate and private space away from the remaining bedrooms, creating a well-positioned principal bedroom suite.

Bedroom One 13'5" x 11'9" (4.10 x 3.59)





The spacious principal bedroom is situated on the second floor and features a UPVC window to the front aspect, allowing plenty of natural light. The room is finished with carpeted flooring and benefits from a useful built-in wardrobe cupboard, providing additional storage. Loft access is also available from the bedroom.

En-suite 4'6" x 10'1" (1.39 x 3.08)



The en-suite shower room features a skylight to the rear aspect, allowing natural light into the space. It is fitted with a shower, WC and wash hand basin, with vinyl flooring completing the room.

Exterior



To the rear, the property benefits from an enclosed

garden, offering a private outdoor space ideal for relaxing, entertaining or family use. The garden also provides access to the property's off-road parking, ensuring convenient parking close to the home.

Additional Information

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

Ark Property Centre

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Images

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

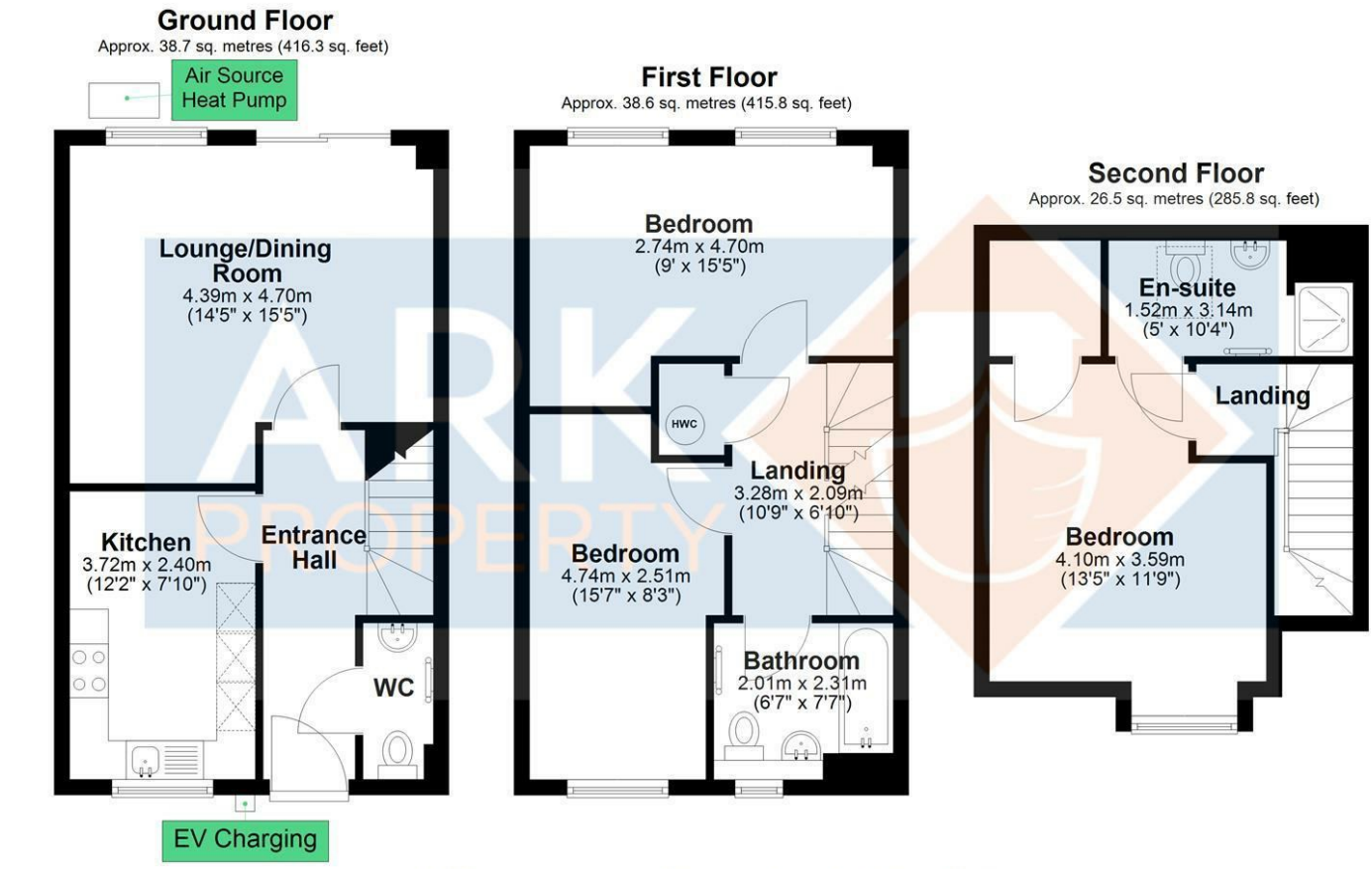
Property Postcode

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

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
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



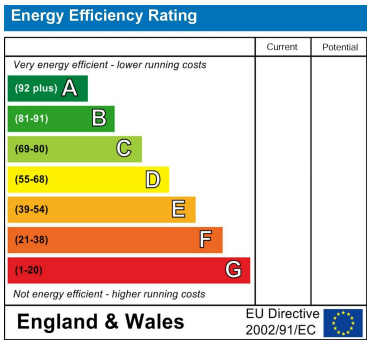
Total area: approx. 103.9 sq. metres (1117.9 sq. feet)

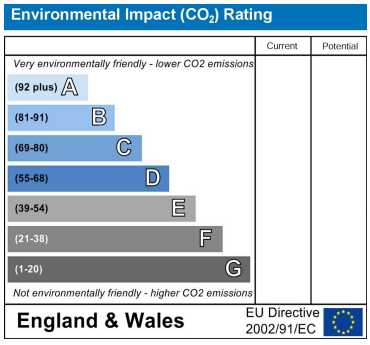
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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