ARK PROPERTY









40 Chestnut Avenue, Spalding, PE11 2LL

£185,000

- Off road parking to front
- Great size rear garden
- Popular location within easy access of the town centre
- Three reception rooms
- Modern design kitchen
- Large neutral bathroom suite
- Three double bedrooms
- Versatile living
- Recommended viewing to appreciate the size
- Register with Ark for all new listings

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

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

Located close to town on popular Chestnut Avenue, this well-presented home offers parking for two to three cars and a generous rear garden with an extended patio. Inside, the former four-bedroom layout has been reconfigured into three bedrooms with a spacious family bathroom. The ground floor features a lounge leading into a formal dining room, plus a separate room currently used as an office, alongside the kitchen to the rear. With its flexible layout and well-proportioned rooms, this property is best appreciated in person. Viewings are encouraged to fully appreciate the scale and potential.

Entrance Hall 12'9" x 5'11" (3.90m x 1.81m)



Entrance door to front. Window to front. Stairs to first floor landing. Radiator. Understairs storage cupboard. Laminate flooring.

Lounge 12'9" x 14'4" (3.91m x 4.37m)



Window to front. Radiator. Laminate flooring.



Dining Room 9'7" x 8'4" (2.94m x 2.56m)



Patio door to rear. Radiator. Laminate flooring.



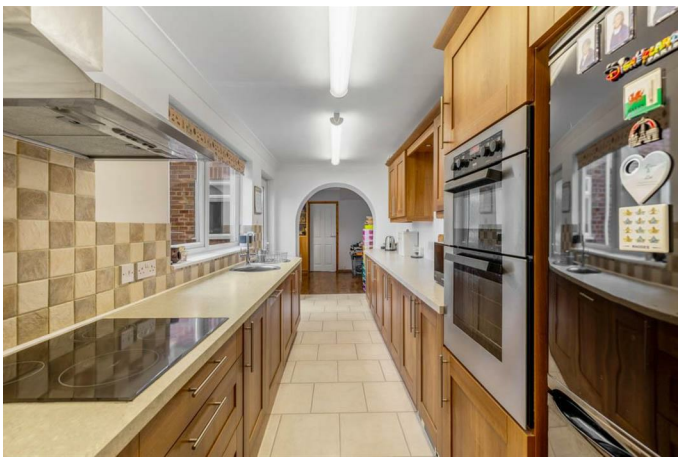
Office/Breakfast Room 9'8" x 11'10" (2.95m x 3.62m)



Window to rear. Laminate flooring. Radiator.



Kitchen 16'5" x 6'10" (5.01m x 2.09m)



Door to side. Window to side. Matching base and wall units with work surfaces over. Tiled splash backs. Circular stainless steel sink unit and drainer. Integrated dishwasher. Built in eye level oven and grill. Electric hob with stainless steel extractor hood. Integrated fridge and space for fridge/freezer.



Utility Room 4'1" x 6'10" (1.26m x 2.09m)

Window to rear. Wall units. Space for washing machine and tumble dryer.

First Floor Landing



Loft access. Airing cupboard with hot water tank and shelving. Storage cupboard.

Bedroom 1 12'10" x 12'6" (3.92m x 3.82m)



Window to front. Radiator.

Bedroom 2 9'9" x 10'10" (2.98m x 3.32m)



Window to rear. Radiator. Laminate flooring. Fitted wardrobes.

Bedroom 3 9'10" x 12'4" (3.02m x 3.76m)



Window to front. Radiator. Laminate flooring.



Bathroom 5'6" x 13'10" (1.69m x 4.22m)



Window to rear. Tiled and panelled walls. Spotlights. Radiator. Four piece suite with corner bath. Shower cubicle with mains shower. Wash hand basin set in vanity unit. Toilet. Vinyl flooring.

Outside



The front of the property has a gravelled driveway providing off road parking. Pathway to the side of the property leading to the rear garden.
The rear garden is enclosed by timber fencing. Lawn area. Patio area.



Property Postcode

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

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: A
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
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: C71

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.

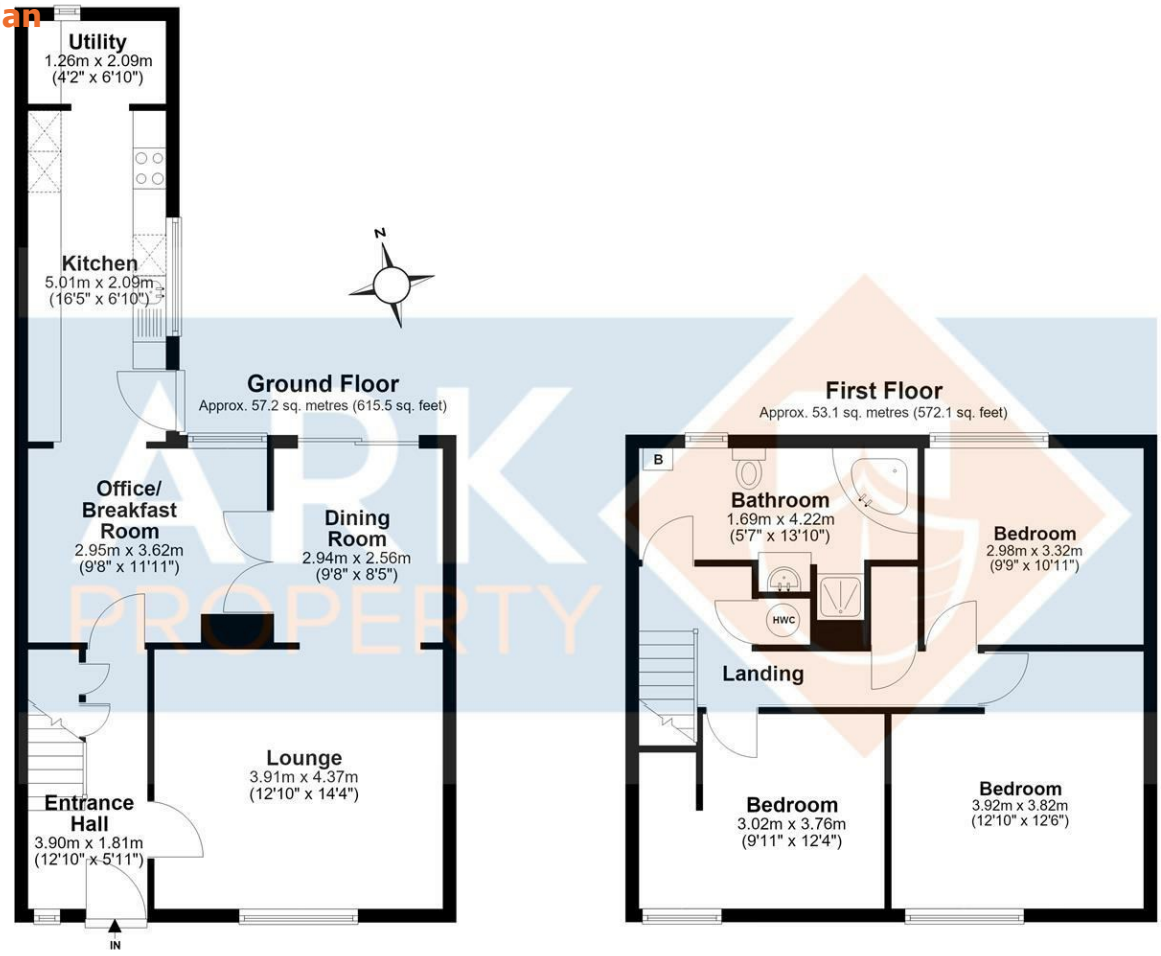
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

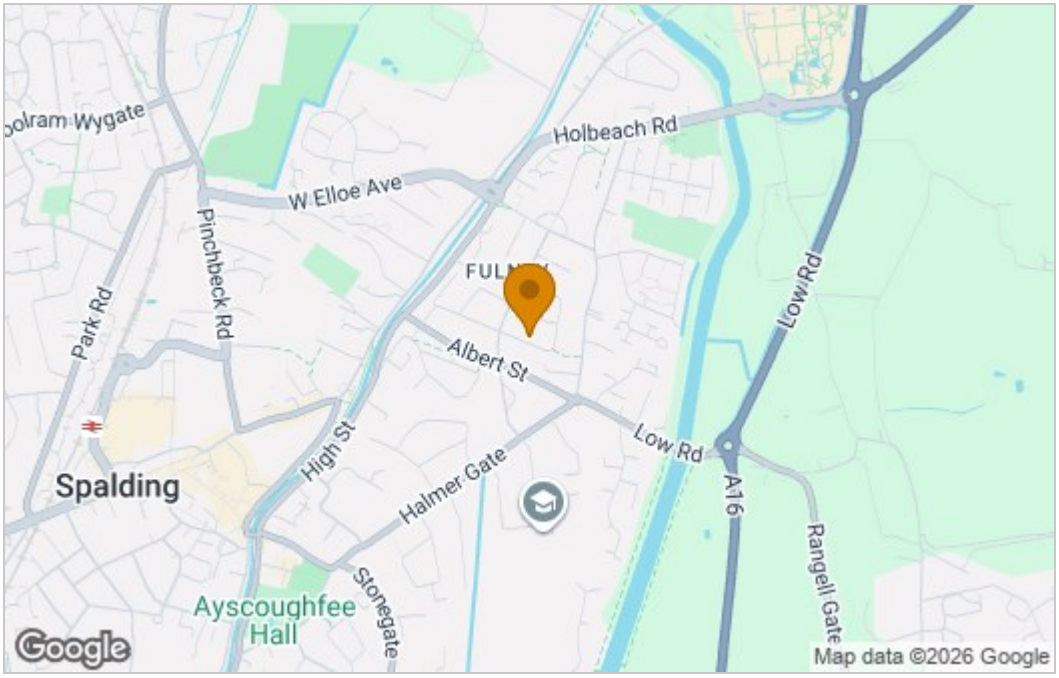
Floor Plan



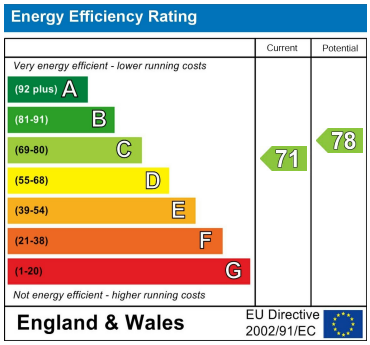
Total area: approx. 110.3 sq. metres (1187.6 sq. feet)

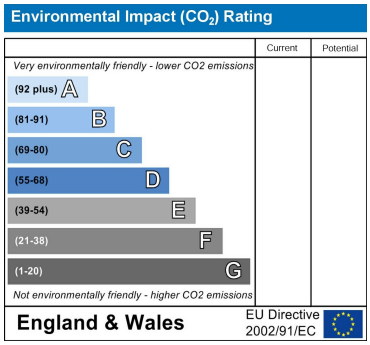
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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