ARK PROPERTY









1 Hoekman Way, Spalding, PE11 3HE

£425,000

- Attractive detached four-bedroom family home – Offering spacious and versatile accommodation throughout, ideal for modern family living.
- Generous plot in a sought-after location – Occupying a desirable position on Hoekman Way, with excellent outdoor space and plenty of room to enjoy.
- Well-proportioned ground floor living accommodation – Comprising a welcoming entrance hall, spacious lounge, separate dining room and a good-sized kitchen/breakfast room.
- Versatile additional reception room – Created from a garage conversion, providing valuable extra living space ideal for a playroom, snug or second sitting room.
- Four bedrooms, en-suite and family bathroom – The first floor offers four bedrooms, complemented by an en-suite to the principal bedroom and a separate family bathroom.
- Detached double garage and ample parking potential – A fantastic addition positioned to the front of the property, offering excellent storage, secure parking or workshop potential.

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Situated in a sought-after location on Hoekman Way, Spalding, this impressive detached four-bedroom home occupies a generous plot and offers versatile accommodation, making it an ideal choice for families.

The property boasts a wealth of attractive features, including a spacious lounge, separate dining room, kitchen/breakfast room, utility room, cloakroom, office and an additional reception room created from the garage conversion. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite, together with a family bathroom.

Externally, the generous plot provides excellent outdoor space, complemented by a detached double garage positioned to the front of the property, offering superb storage and parking facilities.

A fantastic opportunity to acquire a spacious and versatile family home in a desirable residential location.

Entrance Hall 15'9" x 6'8" (4.82m x 2.05m)



Entrance door with glazed side pane. Radiator. Stairs to first floor landing. Understairs storage cupboard.



Lounge 20'8" x 11'9" (6.30m x 3.59m)



Bay window to front. Patio doors to rear. Radiators. Feature fire place with wood surround.



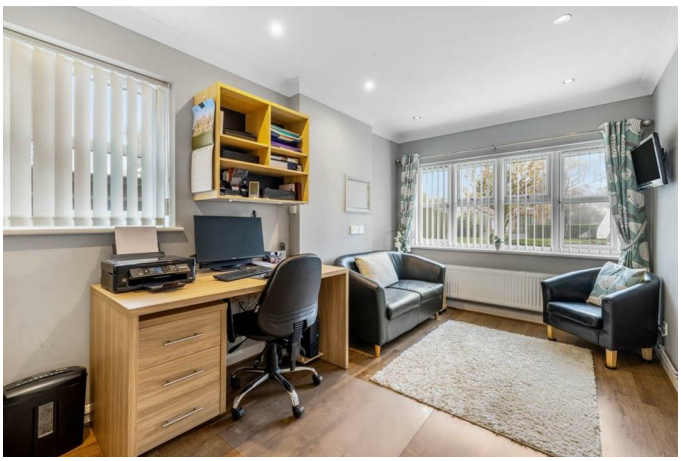
Dining Room 13'0" x 11'1" (3.97m x 3.40m)



Window to front. Radiator.



Office 14'1" x 8'5" (4.31m x 2.59m)



Window to front and side. Radiator.

Kitchen 11'2" x 18'3" (3.42m x 5.58m)



Window and French doors to rear. Matching range of fitted base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Tiled splashbacks. Electric hob with extractor hood. Built in eye level oven and grill. Integrated dishwasher. Integrated fridge/freezer. Radiator. Tiled flooring.



Utility Room 6'0" x 8'5" (1.83m x 2.59m)



Door to rear. Window to side. Space and plumbing for washing machine. Space for tumble dryer. Radiator.



Cloakroom 5'10" x 4'10" (1.78m x 1.49m)



Window to side. Wash hand basin. Toilet. Radiator.

First Floor Landing 12'2" x 10'2" (3.71m x 3.10m)



Access to loft space. Radiator. Airing cupboard. Radiator.

Bedroom 1 13'0" x 11'1" (3.97m x 3.40m)



Window to front. Radiator.



En-suite 6'5" x 6'8" (1.96m x 2.05m)



Window to front. Wash hand basin. Shower cubicle. Toilet. Extractor fan. Shaver point. Radiator.

Bedroom 2 10'7" x 11'9" (3.23m x 3.59m)



Window to rear. Radiator.



Bedroom 3 10'0" x 11'8" (3.07m x 3.58m)



Window to front. Radiator.



Bedroom 4 11'3" x 10'1" (3.44m x 3.09m)



Window to rear. Radiator.

Bathroom 5'5" x 7'9" (1.66m x 2.37m)



Window to rear. Toilet. Wash hand basin set in vanity unit. Panel bath with shower over. Glass shower screen. Partial tiled walls. Shaver point. Extractor fan.

Outside



Extensive gravel driveway with mature lawn areas leading to the garage. Side gated access to the rear garden.
The rear garden is enclosed by timber fencing. Laid to lawn. Patio area. Timber decking area. Timber summer house subject to negotiations.



Garage 19'11" x 17'9" (6.08m x 5.42m)



Twin up and over vehicular doors. Window to side. Power, light and water connected.

Property Postcode

For location purposes the postcode of this property is: PE11 3HE

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: No
Property construction: Brick built
Electricity supply: EDF
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.
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Parking: Driveway and Double 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: 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.













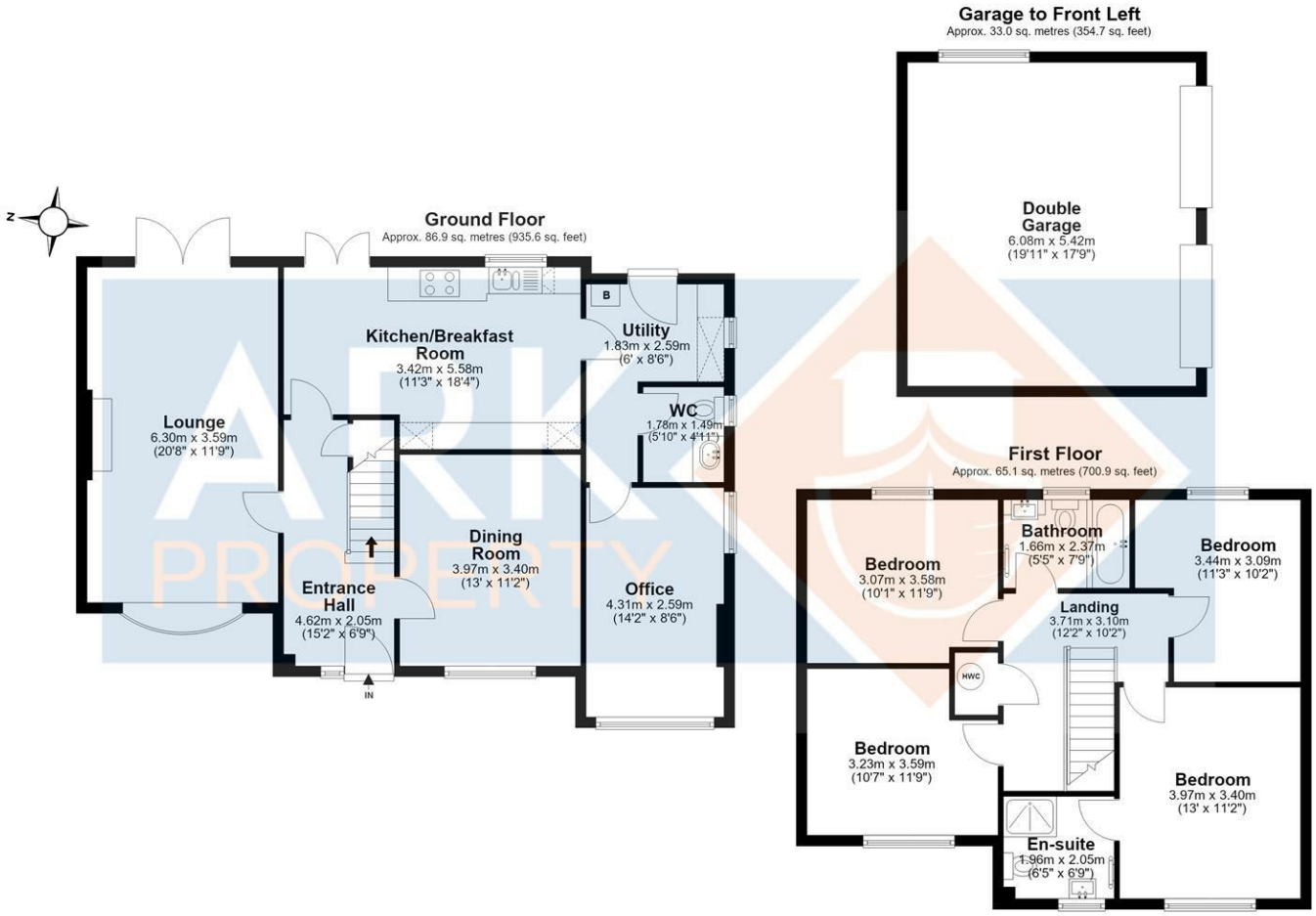








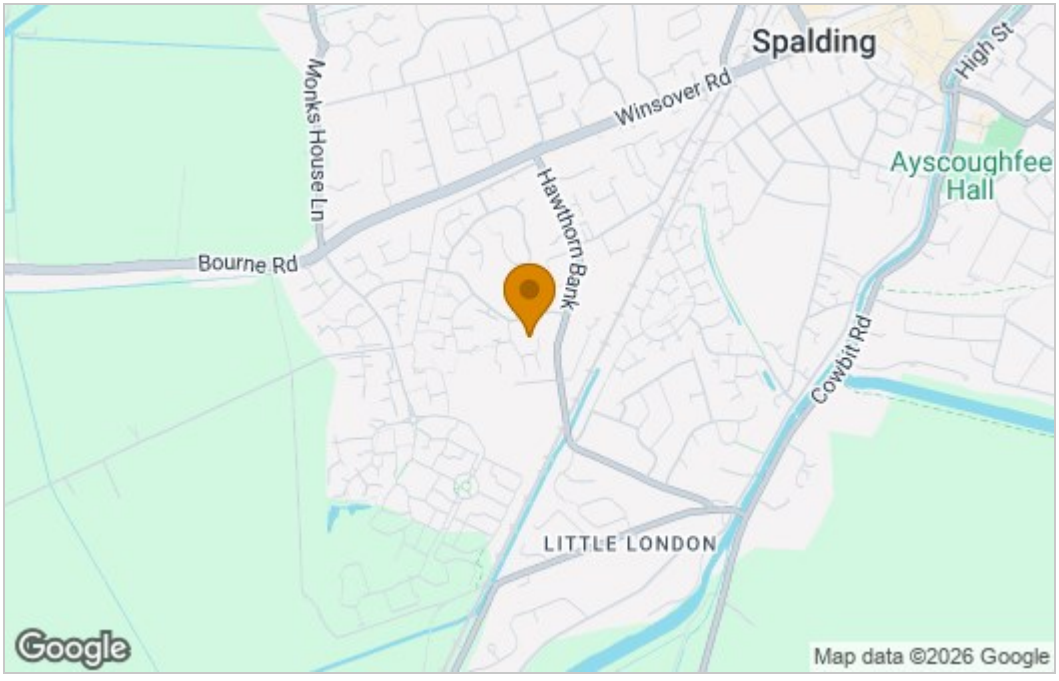
Floor Plan



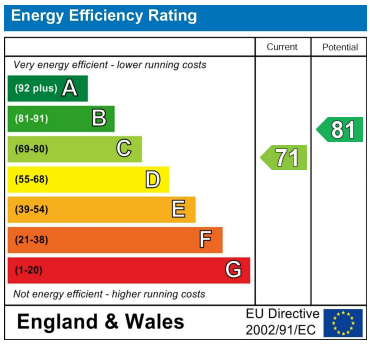
Total area: approx. 185.0 sq. metres (1991.1 sq. feet)

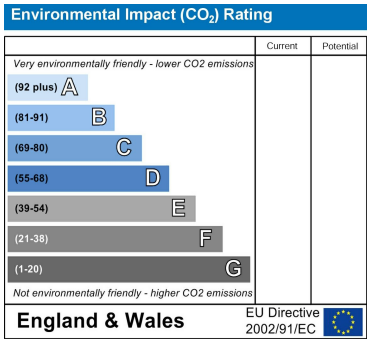
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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