



31 Clay Lake, Spalding

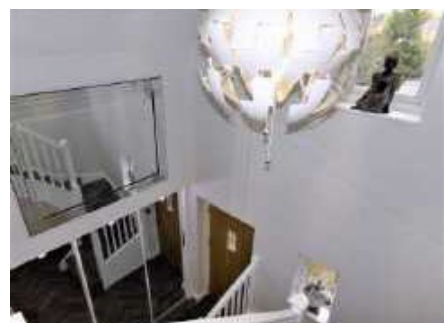
Offers Over £260,000

UNIQUE & INDIVIDUAL THREE BEDROOM DETACHED FAMILY HOME PROVIDING AMPLE OFF ROAD PARKING - NO ONWARD CHAIN

This well presented three bedroom detached property is in a good location being a short walk away from Spalding Parish Church School, Spalding High School and Tesco Express. Internally, the property comprises of entrance hallway, cloakroom, living room, kitchen and utility, dining room and conservatory. The first floor comprises of master bedroom with ensuite, two further double bedrooms and family bathroom. Externally, the front of the property is enclosed with black wrought gates to the front, providing pedestrian and vehicular access, with a gravelled and lawned frontage. To the rear of the property it is fully enclosed being laid to lawn with paved area ideal for entertaining. A great property for those looking for something different.

- Three Bedroom Detached Property
- Off Road Parking
- Good Size Rear Garden

- Well Presented Throughout
- Spacious Living Accommodation
- Conveniently Situated



ENTRANCE HALLWAY

Hardwood door to front. Upvc double glazed window to front aspect. Stairs to first floor landing. High ceiling. Ceiling light. Radiator. Spot lighting. Skimmed ceiling. Understairs storage cupboard. Three full length mirrored doors providing hanging space for coats.

CLOAKROOM

Upvc double glazed window to side aspect. Tiled flooring. Part tiled walls. Space saver wash hand basin. Toilet. Skimmed and coved ceiling. Ceiling light.

LIVING ROOM

4.575m x 4.564m (15'0" x 15'0")

Upvc double glazed window to rear aspect. Upvc double glazed patio doors to rear. Carpeted. Two radiators. Bt point. Tv point. Skimmed ceiling. Two ceiling lights. Sky point. Wall mounted gas fire. Smoke detector.

KITCHEN

4.093m x 2.995m (13'5" x 9'10")

Two Upvc double glazed windows to front aspect. Tiled flooring. Base and wall units with roll top work surface over. Stainless steel sink with one and a quarter bowl and drainer. Integrated oven with five ring gas hob above and stainless steel extractor over. Skimmed and coved ceiling. Spot lighting. Space for dishwasher and freestanding fridge freezer. Arch through to utility room and door to dining room.

UTILITY AREA

3.456m x 1.242m (11'4" x 4'1")

Upvc double glazed window to front aspect. Hardwood stabled door to side aspect. Tiled flooring. Base units with roll top work surface over. Radiator. Skimmed and coved ceiling. Spot lighting. Wall mounted boiler. Space for washing machine and tumble dryer. Extractor fan.

DINING ROOM

5.217m x 3.106m (17'2" x 10'2")

Upvc double glazed window to side aspect. Upvc double glazed patio doors to conservatory. Bt point. Carpeted. Radiator. Skimmed and coved ceiling. Two ceiling lights. Door to side leading to living room.

CONSERVATORY

3.244m x 2.889m (10'8" x 9'6")

Upvc double glazed and brick built conservatory. Upvc double glazed patio door to side. Vinyl flooring. Wall light.

LANDING

Upvc double glazed window to front elevation. Carpeted. Ceiling light and spot lighting. Radiator. Smoke detector.

MASTER BEDROOM

4.155m x 3.570m (13'8" x 11'9")

Two Upvc double glazed windows to front elevation. Radiator. Carpeted. Ceiling fan and light. Skimmed ceiling. Bt point.

ENSUITE

Upvc double glazed window to side elevation. Tiled flooring and walls. Extractor fan. Wash hand basin. Toilet. Heated towel rail. Skimmed ceiling. Spot lighting. Single shower with glass screen.

BEDROOM TWO

3.587m x 3.137m (11'9" x 10'4")

Upvc double glazed window to rear elevation. Carpeted. Radiator. Skimmed ceiling. Ceiling light.



BEDROOM THREE

3.178m x 3.145m (10'5" x 10'4")

Upvc double glazed window to rear elevation. Carpeted. Radiator. Skimmed ceiling. Ceiling light. Loft access.

BATHROOM

Upvc double glazed window to side elevation. Tiled flooring. Part tiled walls. Toilet. Wash hand basin. Radiator. Panelled bath with shower attachment, glass screen and electric shower over. Skimmed ceiling. Spot lighting. Extractor fan. Shaver point.

EXTERIOR

The front of the property is enclosed, with black wrought gates to the front providing pedestrian and vehicular access, gravelled frontage providing off road parking and small laid to lawn area. The rear of the property is fully enclosed, mainly being laid to lawn with paved area ideal for seating and entertaining.

PROPERTY POSTCODE

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

ADDITIONAL INFORMATION

Freehold with vacant possession on completion.

Council Tax Band: D - South Holland District Council

Property was built in 2005.

Water, Electricity, Gas and Drainage is all on the Mains Service.

Burglar alarm is fitted

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

VIEWING

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.

OFFERS 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 with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations.

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 your 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.

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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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.











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