



7 Cradge Bank, Spalding, PE11 3AB

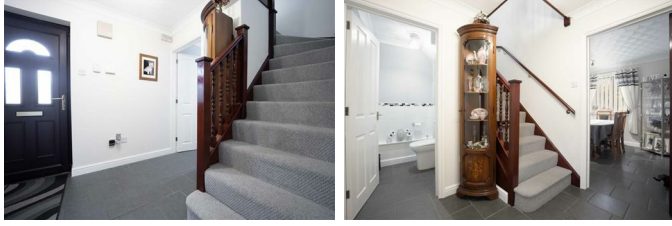
£325,000

IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME WITH AMPLE OFF ROAD PARKING AND DOUBLE GARAGE

Situated within easy access to Spalding Town Centre and the A16 with road links to Peterborough and Boston.

The property benefits from being well presented and spacious throughout, fully enclosed rear garden and close by to local amenities. The property comprises of entrance hallway, cloakroom, kitchen and dining area, utility room and living room. The first floor offers bedroom one with ensuite, three further generous sized bedrooms and family bathroom. The front provides a large driveway providing ample off road parking and vehicular access to the double garage. To the rear is mainly laid to lawn with trees and shrubbery to all

Entrance Hallway



Part glazed composite door to front aspect. Stairs to first floor landing. Tiled flooring. Radiator.

Cloakroom



Toilet. Wash hand basin with vanity unit. Part tiled walls. Tiled flooring. Radiator.

Kitchen Area 9'10" x 9'6" (3.0 x 2.9)



Upvc window to rear aspect. Space for Range cooker with hood over. Stainless steel sink with drainer and mixer tap over (extendable). Matching base and wall units with work surface over. Integrated fridge. Tiled flooring.

Dining Area 9'10" x 7'10" (3.0 x 2.4)



Upvc window to rear aspect. Tiled flooring.

Utility Room 7'3" x 5'7" (2.2 x 1.7)



Upvc window to side aspect. Base units with work surface over. Stainless steel sink with drainer and mixer tap. Tiled flooring. Plumbing for washing machine.

Living Room 18'1" x 11'6" (5.5 x 3.5)



Upvc bay window to front and window to rear. Television point. Telephone point. Gas fireplace with surround. Dado rail. Radiators. Carpeted.

First Floor Galleried Landing



Radiator. Carpeted.

Bedroom One 14'9" x 9'10" (4.5 x 3.0)



Two Upvc windows to rear elevation. Radiator. Carpeted.

En-Suite



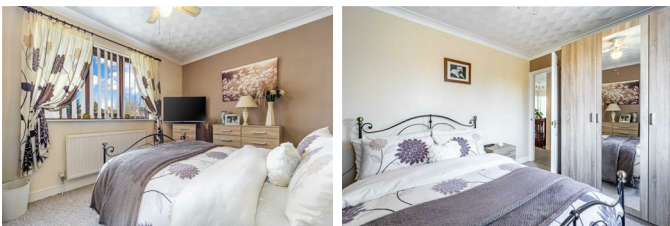
Shower cubicle. Wash hand basin with vanity unit. Heated towel rail. Extractor fan.

Bedroom Two 11'6" x 8'10" (3.5 x 2.7)



Upvc window to rear elevation. Radiator. Carpeted.

Bedroom Three 11'6" x 8'6" (3.5 x 2.6)



Upvc window to front elevation. Carpeted. Radiator.

Bedroom Four 16'1" x 12'2" Max (4.9 x 3.7 Max)



Upvc window to front elevation. Two storage cupboards leaving to eaves storage. Carpeted. Radiator.

Bathroom



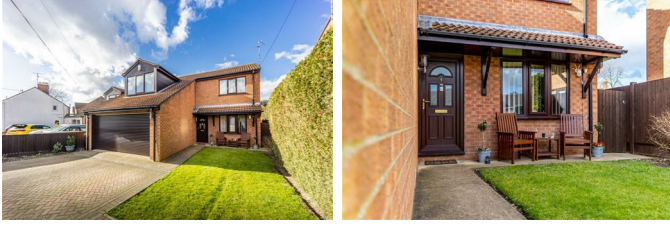
Upvc window to side elevation. Bath. Toilet. Wash hand basin with vanity unit. Tiled walls. Vinyl flooring. Radiator.

Double Garage 17'5" x 16'5" (5.3 x 5.0)



Electric roller door to front. Power and lighting.

Front Garden



Large front garden providing ample off road parking and vehicular access to the double garage. Lawn area and gated side access to the rear garden.

Rear Garden



Fully enclosed rear garden, mainly laid to lawn with trees and shrubbery areas to all sides. Good sized patio area ideal for seating and entertaining.

Property Postcode



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

Additional Information



Freehold with vacant possession on completion.

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. The business will perform a Money Laundering Check as part of its Money Laundering Policy and this will be performed via Veriphy.

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.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

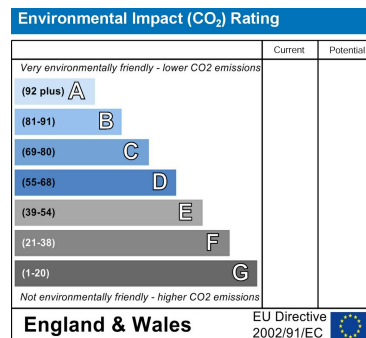
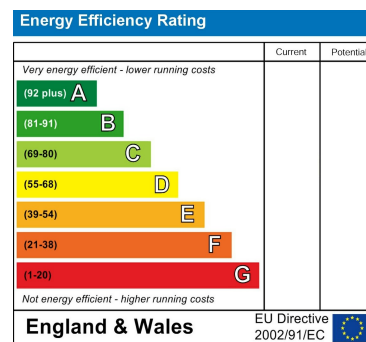
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Floor Plan

Area Map



Energy Efficiency Graph



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