ARK PROPERTY









## 10 Thorne Way, Kirton, PE20 1JP

**£210,000**

- No forward chain
- Well presented throughout
- Three good size bedrooms
- Driveway leading to a single garage
- Linked detached house
- Sociable kitchen diner
- Popular estate location
- Must view to be really appreciated
- Within easy of local amenities
- Register with Ark today and don't miss out on any new listings

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

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

Situated on a well-established modern development within walking distance of the village centre, this beautifully presented three-bedroom detached home is competitively priced for a quick sale.

A standout feature of the property is the spacious kitchen/diner, which overlooks the attractive rear garden and provides an ideal space for both everyday living and entertaining. Upstairs offers three generously sized bedrooms, making it a perfect family home.

Further benefits include no forward chain, allowing for a smoother and potentially quicker purchase process.

## Entrance Hall



Entrance door to front. Window to front. Radiator. Wood effect flooring with mat well. Stairs to first floor landing.

## Lounge 14'8" x 11'10" (4.48m x 3.61m)



Window to front and side. Radiator. Carpeted.

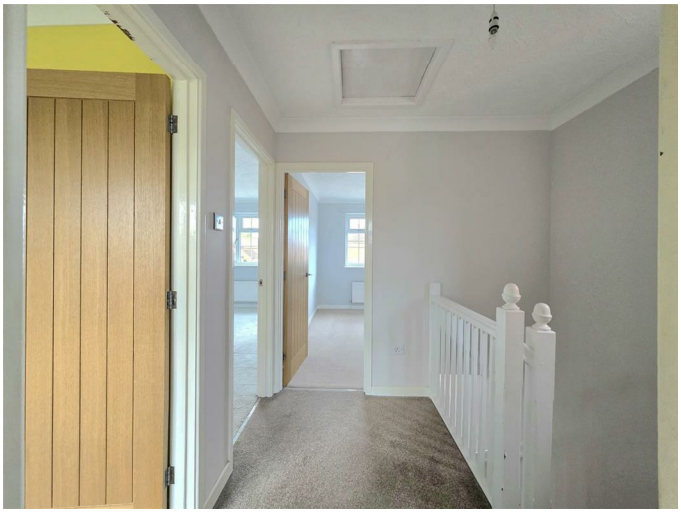
## Kitchen/Diner 18'2" x 9'10" (5.54m x 3.01m)





French doors and window to rear. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Radiator. Wood effect flooring. Electric hob with extractor hood over. Built in oven and grill. Space and plumbing for washing machine. Space for fridge/freezer. Integrated dishwasher. Radiator. Wood effect flooring. Breakfast bar.

## First Floor Landing



Doors to bedrooms and bathroom.

## Bedroom 1 14'9" x 10'0" (4.51m x 3.06m)



Window to front. Radiator. Carpeted.

## Bedroom 2 9'11" x 10'7" (3.03m x 3.25m)



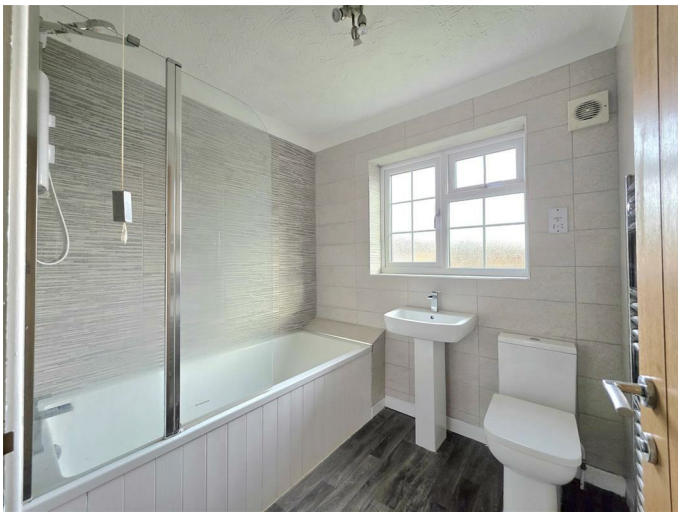
Window to rear. Radiator. Carpeted.

## Bedroom 3 9'11" x 6'8" (3.04m x 2.04m)



Window to front. Radiator. Carpeted.

## Bathroom 7'1" x 6'5" (2.18m x 1.98m)



Window to rear. Panelled bath with shower over. Glass shower screen. Tiled walls. Vinyl flooring. Wash hand basin. Toilet. Shaver point. Extractor fan. Heated towel rail.

## Outside





The front of the property has a gravel driveway leading to the single garage. Lawn area.
The rear garden is enclosed by timber fencing. Lawn area. Patio area.

## Garage

Up and over door to front. Power and light connected.

## Property Postcode

For location purposes the postcode of this property is: PE20 1JP

## 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: B
Annual charge: Not known
Property construction: Brick built
Electricity supply: Not known
Other electricity sources: Not known
Water supply: Not known
Sewerage: Not known
Heating: Not known
Heating features: Not known
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 and Single Garage
Building safety issues: Not known
Restrictions: Not known
Public right of way: Not known
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: Not known
Planning permission: Please refer to the Local Council Planning Portal for any planning applications.
Accessibility and adaptations: Not known
Coalfield or mining area: Not known
Energy Performance rating: TBC

## 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.

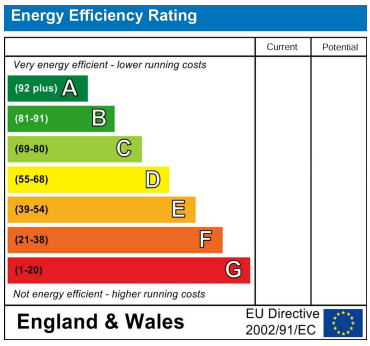
## Floor Plan

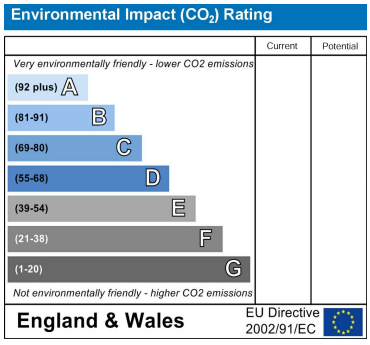



## Area Map




## Energy Efficiency Graph




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