



## **1 Palin Drive, Spalding, PE11 2GR**

**£190,000**

- 3 Bedroom Semi Detached House
- Popular location
- Low maintenance rear garden
- Driveway to the side of the property
- Neutral colour scheme
- Local amenities within easy access
- Available now for viewings



This property is well presented and benefitting from Upvc windows and doors, gas central heating and driveway. The accommodation includes lounge, kitchen, cloakroom, three bedrooms, family bathroom and enclosed rear garden.

Book your viewing today!

**Entrance Hall 6'2" x 5'4" (1.89m x 1.64m)**

Composite glazed entrance door. Skimmed ceiling. Laminate flooring. Radiator. Doors to lounge, kitchen and cloakroom.

**Lounge 16'5" (into corner) x 16'7" (5.02m (into corner) x 5.07m)**



PVC double glazed window to front and window to rear. Skimmed ceiling. Two radiators. Laminate flooring. Stairs to first floor landing.

**Kitchen 16'6" x 10'0" (5.03m x 3.05m)**



PVC double glazed window to front and door to rear with glazed side panels. Skimmed ceiling. Radiator. Tiled flooring. Wall mounted mains gas central heating boiler. Fitted with a matching range of base and eye level units with roll edge work surfaces and tiled splash back. Four ring gas hob with extractor hood over. Electric oven and grill under. Space and plumbing for washing machine. Space for fridge/freezer. Space for tumble dryer. Stainless steel sink and drainer with mixer tap over.

**Cloakroom**



PVC double glazed window to rear. Skimmed ceiling. Tiled flooring. Half height wall tiling. Radiator. Fitted close couple toilet with push button flush. Wall mounted wash hand basin.

**First Floor Landing**

PVC double glazed window to side. Skimmed ceiling. Loft access. Doors to bedrooms and bathroom. Built in airing cupboard.

**Bedroom 1 16'8" (into corner) x 16'9" (5.09m (into corner) x 5.13m)**



PVC double glazed windows to front and rear. Skimmed ceiling. Radiator.

**Bedroom 2 6'10" x 9'6" (2.10m x 2.92m)**



PVC double glazed window to front. Skimmed ceiling. Radiator. Laminate flooring.

**Bedroom 3 9'3" x 6'7" (2.83m x 2.02m)**



PVC double glazed window to rear. Skimmed ceiling. Radiator.

**Bathroom 6'1" x 6'5" (1.87m x 1.98m)**



PVC double glazed window to rear. Skimmed ceiling. Radiator. Vinyl flooring. Wall mounted heated towel rail. Fitted bath with chrome taps and thermostatic shower. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome taps over.

**Outside**



To the front of the property there is a lawn area and block paved pathway leading to the front door. Enclosed by iron railings. Side gated access to the rear garden.

There is a driveway to the side of the property providing off road parking.

The rear garden is enclosed by timber fencing. Low maintenance featuring two patio seating areas. Outside lighting. Timber storage shed.

**Property Postcode**

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

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Verified Material Information**

Tenure: Freehold

Council tax band: B

Annual charge: No  
Property construction: Brick built  
Electricity supply: Mains  
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: As per restrictive covenants and rights  
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: C75

### 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.

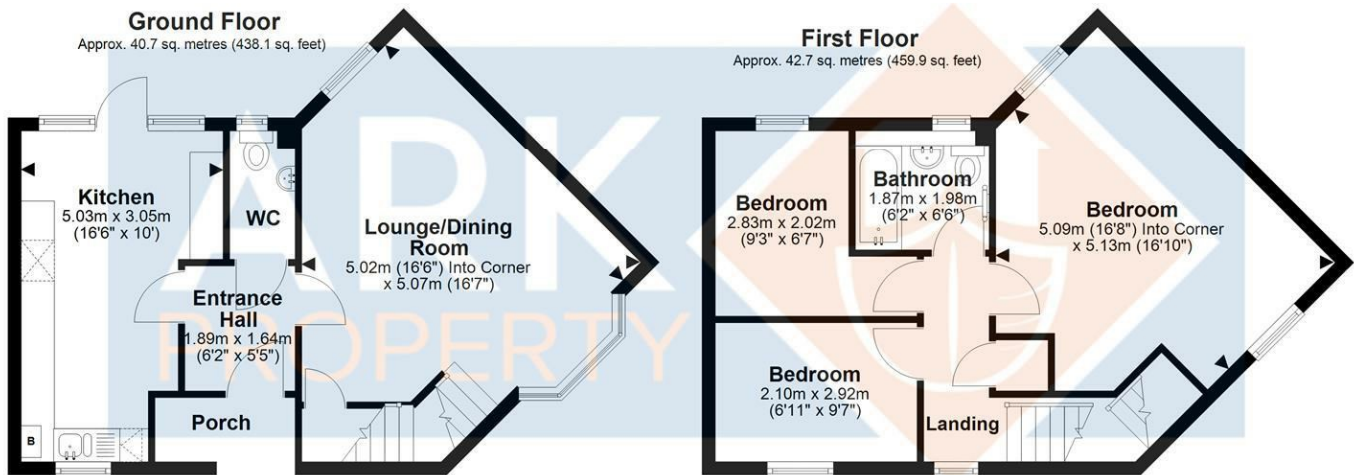
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### 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



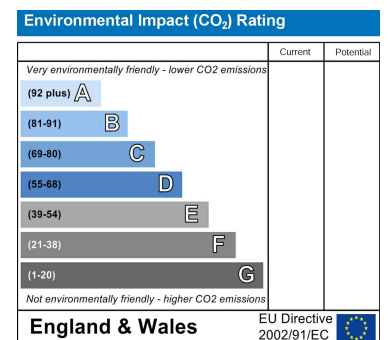
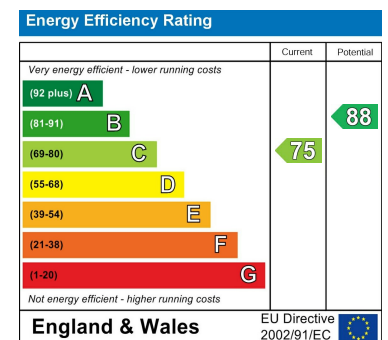
Total area: approx. 83.4 sq. metres (898.1 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

