



## **11 Mitchell Drive, Spalding, PE11 2GU**

**£875 Per Calendar Month**

Available beginning of August, this well-maintained three-bedroom end of terrace property located on the popular Jelson Estate. The home offers comfortable living with excellent access to local amenities and just a short distance into town.

The ground floor comprises an entrance hall, cloakroom/WC, a spacious lounge, and a kitchen. Upstairs features three good-sized bedrooms and a family bathroom. Outside, the property benefits from both front and enclosed rear gardens and off road parking, perfect for outdoor enjoyment and relaxation. DEPOSIT £1009.61.

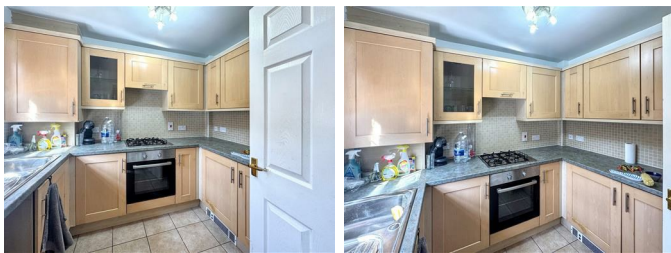


## Entrance Hall



Upvc entrance door. laminate flooring, skirting, skimmed ceiling. Ceiling light. Stairs to the first floor.

## Kitchen 7'10" x 8'9" (2.39 x 2.67)



Fitted kitchen with single oven, hob and extractor hood, one illuminated glazed wall cupboard single bowl sink. Space for fridge, plumbing for washing machine, plumbing for electrics for dishwasher, luna spotlight to ceiling. Ceramic flooring. UPVC window to the front aspect

## Lounge 14'4" max x 15'8" (4.37 max x 4.78)



BT Telephone point and aerial point, skimmed ceiling and double glazed french doors and upvc window to rear.

## Cloakroom



vinyl flooring, skirting, skimmed ceiling. Radiator. WC unit and hand wash basin. UPVC window to the front aspect

## Bedroom One 12'5" x 8'9" (3.78 x 2.67)



BT Telephone point and aerial point, window to rear, radiator. carpeted, skimmed ceiling

### Bedroom Two 10'9" x 8'9" (3.28 x 2.67)



Window to front, radiator. carpeted, skimmed ceiling

### Bedroom Three 7'1" x 6'6" (2.16 x 1.98)



Window to rear, radiator. carpeted, skimmed ceiling

### Bathroom



White sanitary ware to bathroom with co-ordinating wall tiles. Mira select thermostatic shower over bath with white shower screen, shaver socket, white heated towel rail.

### Exterior



Fenced rear garden, turfing to front and rear gardens.

### 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.

### 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.

### Property Postcode

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



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

**Verified Material Information**

Council tax band: B

Property construction: Brick

Electricity supply: mains

Solar Panels: no

Water supply: mains

Sewerage: mains

Heating: gas central heating

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast are available

Mobile coverage: As stated by Ofcom, EE is good in-home and outdoor, o2 variable in-home and good outdoor, Three variable in-home and good outdoor and Vodafone good outdoor only.

Parking: Driveway

Building safety issues: no

Restrictions: no

Public right of way: no

Flood risk: Surface water - very 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 for any relevant planning applications in the area.

Accessibility and adaptations: no

Coalfield or mining area: no

Energy Performance rating: C

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only

Area Map



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Energy Efficiency Graph

