

## **11 Wintergold Avenue, Spalding, PE11 3FP**

**50% Shared Ownership £97,500**

- 50% share available through the Amplius Shared Ownership Scheme, with option to staircase to full ownership.
- Modern three bedroom semi-detached home in a sought-after Spalding location.
- Welcoming entrance hall with WC, spacious lounge, and stylish kitchen diner.
- Three well-proportioned bedrooms and a contemporary family bathroom upstairs.
- Off-road parking and low-maintenance front garden with gated side access.
- Private, fully enclosed rear garden with lawn and patio seating area.



Stylish Three Bedroom Semi-Detached – Wintergold Avenue, Spalding.

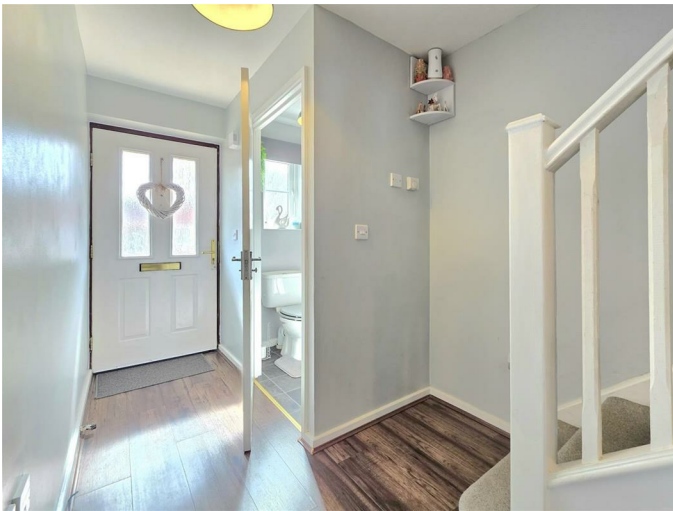
Step inside this beautifully presented three bedroom semi-detached home, offered under the Amplius Shared Ownership Scheme with a 50% share available and the option to staircase to full ownership.

On the ground floor, you'll find a welcoming entrance hall with WC, a modern kitchen diner perfect for family meals, and a light, airy lounge opening onto the garden. Upstairs boasts three well-proportioned bedrooms and a family bathroom.

Outside, the home offers off-road parking, a neat, low-maintenance front garden, and gated side access to the rear. The private, fully enclosed garden is laid to lawn with a patio seating area – ideal for relaxing or entertaining.

This is a fantastic opportunity to get on the property ladder in a sought-after location – don't miss out!

#### **Entrance Hall 16'4" x 6'2" (5.00 x 1.88)**



Part glazed UPVC door to front. Wood effect flooring. Radiator. Stairs to first floor landing.

#### **Cloakroom**

UPVC window to front. Wash hand basin. Toilet. Vinyl flooring.

#### **Lounge 15'3" x 10'2" (4.65 x 3.10)**



UPVC window to rear and patio doors to garden. Wood effect flooring. Radiator.



### Kitchen/Diner 16'4" x 8'7" (5.00 x 2.64)



UPVC window to front and side. Vinyl flooring. Base and eye level units with roll edge work surfaces over. Radiator. Space for electric cooker with extractor hood over. Space for washing machine and tumble dryer. Space for freestanding fridge freezer. Wall mounted boiler. Tiled splashbacks. Composite sink with drainer. Wall mounted mains gas central heating boiler.

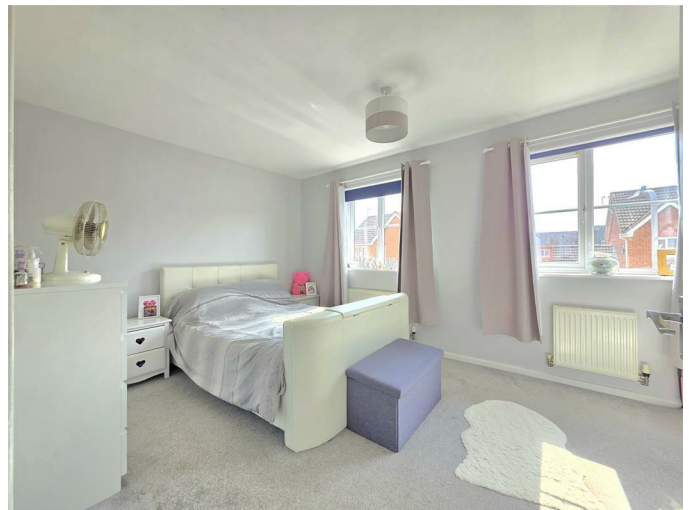


### First Floor Landing



Airing cupboard with shelving and hot water tank. Loft access. Radiator. Carpeted.

### Bedroom 1 15'3" x 10'2" (4.65 x 3.12)



Two UPVC windows to front. Carpeted. Two radiators. Over stairs storage cupboard.



**Bedroom 2 10'0" x 7'8" (3.05 x 2.34)**



UPVC window to rear. Carpeted. Radiator.

**Bedroom 3 7'4" x 6'9" (2.24 x 2.06)**



UPVC window to rear. Carpeted. Radiator.

**Bathroom**



UPVC window to side. Vinyl flooring. Wash hand basin. Toilet. Panelled bath with shower over and glass screen. Shaver point. Extractor fan.

**Outside**



Low maintenance front garden with gravel area and driveway to the side providing off road parking. The rear garden is fully enclosed with timber fencing. Lawn area and paved patio area, ideal for seating and entertaining. There is outside lighting, cold water tap and timber storage shed.



### Property Postcode

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

### 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: Leasehold

Council tax band: A

Charges: £340.46 per month paid for rent on the 50% ownership. Service charge included in the rent.

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: No

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: C73

### 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

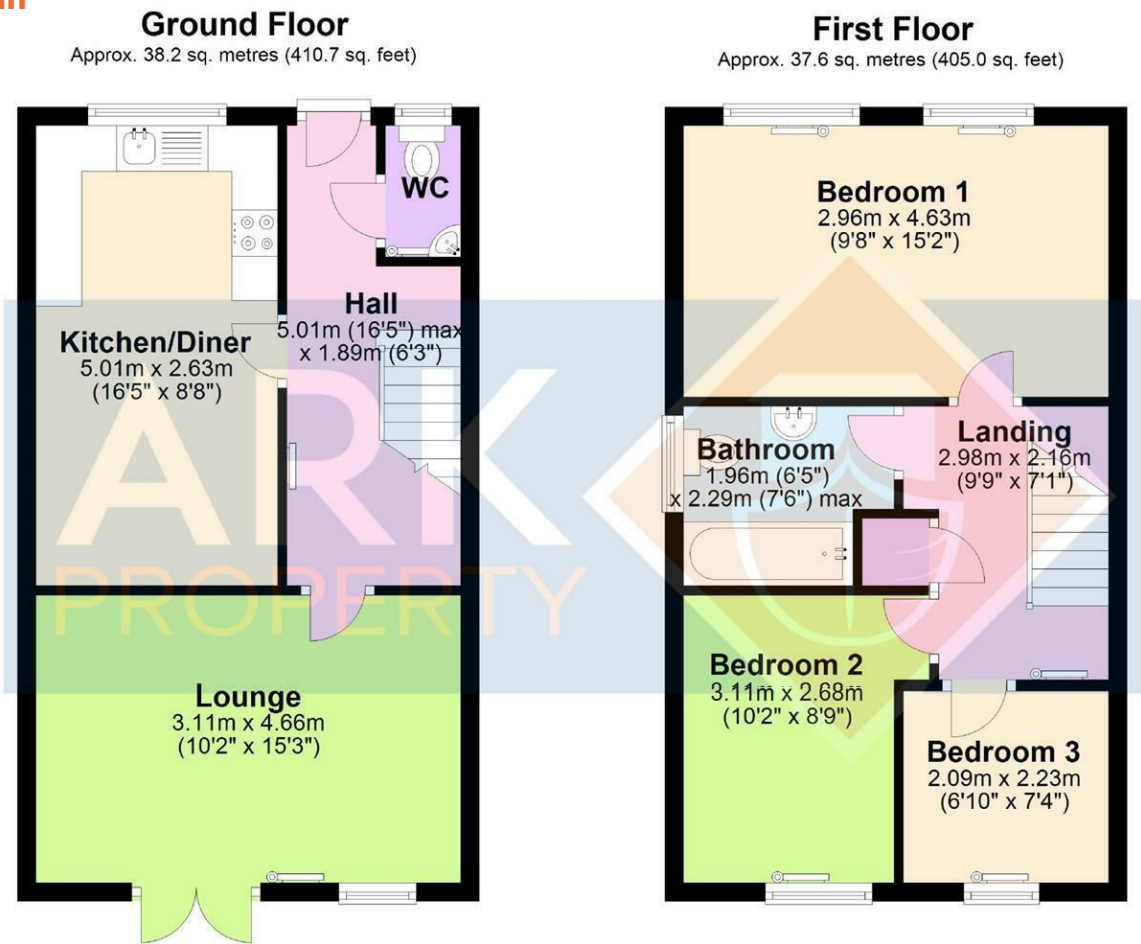
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warranty in respect of the property. These details are subject to change.

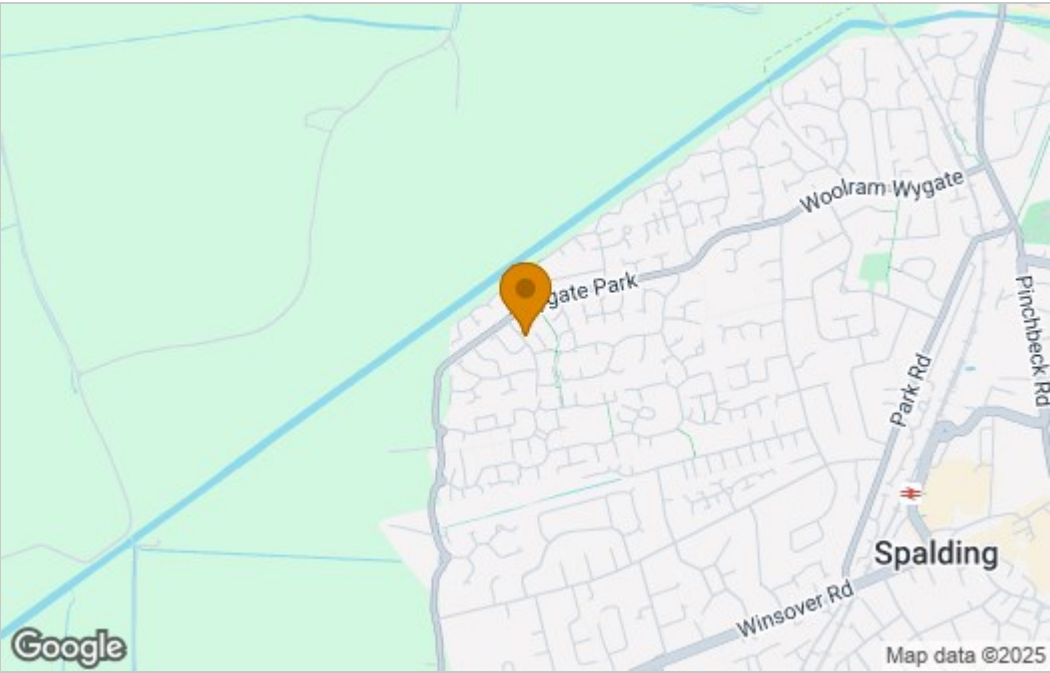


Floor Plan

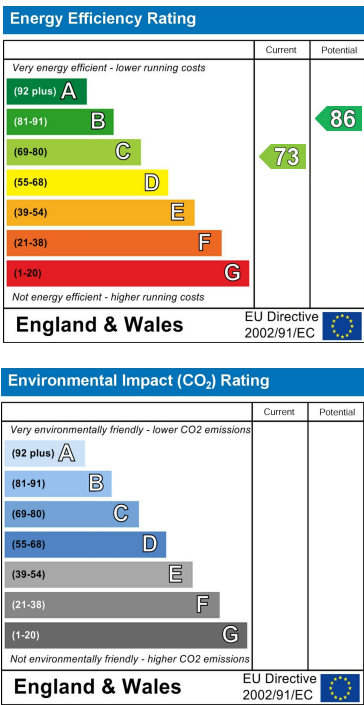


Total area: approx. 75.8 sq. metres (815.7 sq. feet)

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>

