



16 Stonegate, Spalding, PE11 2PH

£213,000

Situated in the popular residential area of Stonegate, Spalding, this three bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living.

The house benefits from some recent refurbishments in some of the rooms and the roof has been partly replaced with new felt and batons. The large rear garden, is a great outdoor space perfect for gardening enthusiasts or children to play.

Conveniently located close to the High school and Tesco, residents will appreciate the ease of access to essential amenities and educational facilities. Additionally, the property is offered with no chain.

PLEASE NOTE

This property is currently rented out at £935 per calendar month.

These photos were taken prior to the tenants moving in.

Entrance Hallway

Wooden glazed door window panels to front. Picture rail. Telephone point. Understairs cupboard. Cupboard housing meter and electric circuit panel. Tiled flooring. Stairs to first floor.

Lounge 11'5" x 10'5" (3.48 x 3.18)



UPVC double glazed bay window to front. Radiator.

Dining Room 14'2" x 11'6" (4.32 x 3.51)



Feature fireplace with tiled hearth and wooden mantle over. Glazed double doors to kitchen. Coving to ceiling. Television aerial point and telephone point. Radiator.

Kitchen 12'0" max x 17'8" max (3.66 max x 5.38 max)



UPVC double glazed windows to side and rear. UPVC double glazed doors to side and rear. Kitchen with matching wall and base units with wooden effect rolled worktop over. Built in stainless steel oven with inset four ring gas hob and stainless steel extractor hood over. Inset stainless steel one and a half bowl and drainer with mixer tap over. Tiled splashbacks. Undercounter space for appliances. Two radiators. Tiled flooring.

Walk in larder

Understairs walk in larder storage area with shelving.

Shower and Cloakroom



UPVC double glazed obscured glass window to rear. Corner curved shower cubicle. Close coupled wc. Pedestal wash hand basin. Part tiled walls and tiled splashback. Extractor fan. Heated towel rail. Tiled flooring.

Landing

UPVC double glazed obscured glass window to side. Loft access hatch.

Master Bedroom 10'7" x 10'6" (3.23 x 3.20)



UPVC double glazed window to front. Two built in storage cupboards. Radiator. Coving to ceiling.

Bedroom Two 14'2" x 9'5" (4.32 x 2.87)



UPVC double glazed window to rear. Built in storage cupboard. Coving to ceiling. Radiator. Television aerial point.

Bedroom Three 8'10" x 7'2" (2.69 x 2.18)



UPVC double glazed window to rear. Built in cupboard housing gas boiler unit. Picture rail. Television aerial point and telephone point.

Bathroom



UPVC double glazed obscured glass window to front. Fully refitted bathroom with matching white suite comprising: bath with mixer tap and shower attachment over, close coupled wc, pedestal wash hand basin. Heated towel rail. Tiled splashback and part tiled walls. Vinyl flooring.

Exterior

Large established rear garden and off road parking.

Property Postcode

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

Viewings

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.

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

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

Tenure: Freehold

Council tax band: South Holland District Council Band A

Annual charge:

Property construction:

Electricity supply:

Solar Panels: None

Other electricity sources:

Water supply:

Sewerage:

Heating:

Heating features:

Broadband: As stated by Ofcom,

Standard 16 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 10000 Mbps 10000 Mbps

Mobile coverage: As stated by Ofcom,

EE Limited

Three Limited

O2 Limited

Vodafone Limited

Parking: Driveway:

Building safety issues:

Restrictions:

Public right of way:

Flood risk:

Coastal erosion risk:

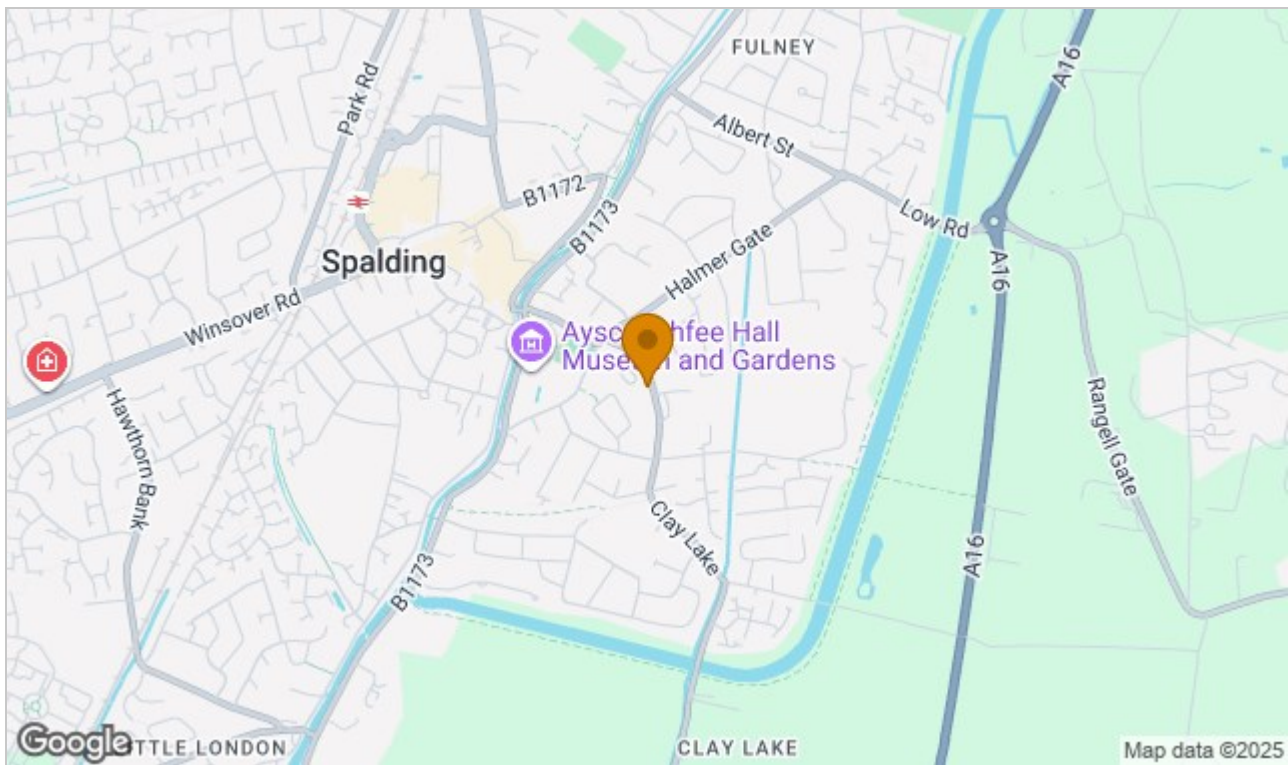
Planning permission:

Accessibility and adaptations:

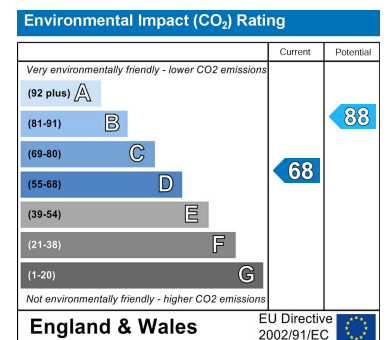
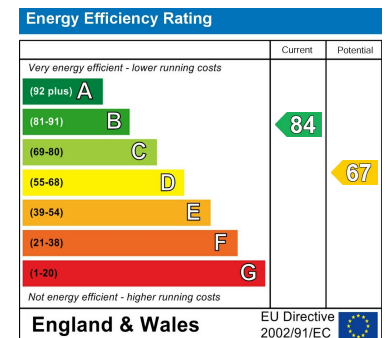
Coalfield or mining area:

Energy Performance rating: D

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

