



## 42 Clay Lake, Spalding, PE11 2QG

**£185,000**

Situated within the heart of Spalding, this semi-detached three bedroom property is close to the town centre, local amenities and schools. Benefiting from two reception rooms, off road parking and low maintenance rear garden. The property comprises of entrance hall, living room with inset log burner, further reception room/living room 2, kitchen diner and utility room. The first floor offers three bedrooms and bathroom.

Call today to get your viewing booked in!

**Entrance Hallway**

Part glazed entrance door. Stairs to first floor landing. Carpeted.

**Living Room 10'8" x 11'6" (3.26 x 3.51)**

Upvc window to front aspect. Carpeted. Dado rail. Log burner inset fireplace. Television point.

**Reception Room/Living Room 2 9'8" x 11'6" (2.96 x 3.51)**

Upvc window to side aspect. Carpeted. Radiator. Arch to kitchen. Understairs storage cupboard.

**Kitchen Area 10'1" x 11'7" (3.09 x 3.55)**

Upvc window to front aspect. Base and wall units with work surface over. Part tiled splashback wall. Space for washing machine, dishwasher, fridge freezer and oven. Plinth lighting. Stainless steel sink with drainer. Tiled flooring. Door to utility room.

**Dining Area 10'7" x 5'6" (3.25 x 1.68)**

Tiled flooring. Radiator.

**Utility Room 5'1" x 5'1" (1.56 x 1.56)**

Upvc window to rear aspect. Door to side aspect. Tiled flooring.

**Landing**

Carpeted. Loft access.

**Bedroom One 10'8" x 11'6" (3.27 x 3.51)**

Upvc window to front elevation. Carpeted. Radiator.

**Bedroom Two 9'8" x 8'10" (2.96 x 2.70)**

Upvc window to side elevation. Radiator. Carpeted.

**Bedroom Three 10'1" x 7'8" (3.09 x 2.34)**

Upvc window to rear elevation. Carpeted. Radiator.

**Bathroom 6'1" x 9'0" (1.87 x 2.75)**

Two Upvc windows to rear elevation. Toilet. Wash hand basin set in tiled vanity with cupboard beneath. Tiled flooring. Bath with shower over and glass shower door.

**Exterior**

Low maintenance front garden with paved driveway providing off road parking. Gated side access to the rear garden. The rear garden is well maintained with artifical grass and paved area ideal for seating and entertaining.

**Property Postcode**

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

**Additional Information**

TENURE: Freehold with vacant possession on completion.

EPC RATING: E

**COUNCIL TAX BAND: A**  
Oil central heating

**PLEASE NOTE:**

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

**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.

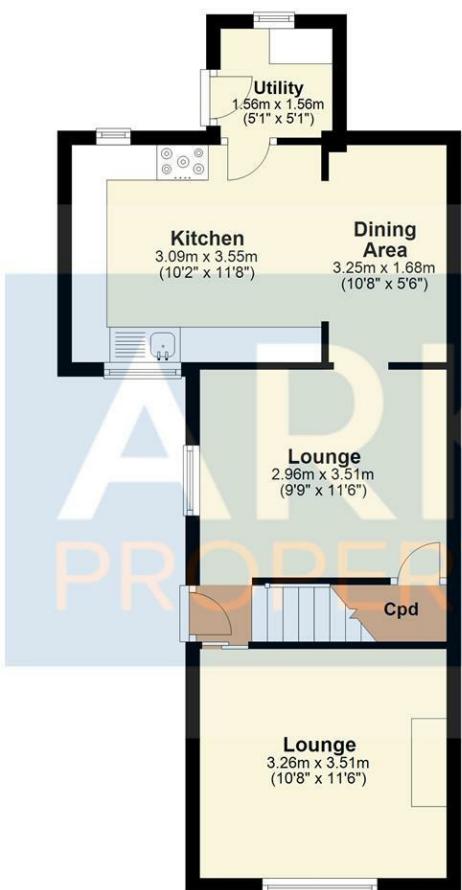
We can also offer full Financial and Solicitor services. Please note we do get a refelar fee for any recommended client service used.

**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

### Ground Floor



### First Floor



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 of any contract.

Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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