



151 Winsover Road, Spalding, PE11 1HE

£210,000

- Detached
- Garage with Off Parking
- Popular Location
- Easy Access to Town
- In Need Of Modernising
- No Forward Chain

Embrace the opportunity with this detached property nestled in the heart of town. Featuring off-road parking, a garage, and spacious rooms, it's the perfect canvas for your modernization dreams. Don't miss out on this gem – schedule a viewing today before it's snatched up!"

Entrance Hall

Door to front with window above. Radiator. Understairs storage/pantry cupboard. Staircase to first floor landing. Carpeted.

Bedroom 1 11'7" x 12'7" (3.55m x 3.86m)



Bay window to front. Carpeted. Radiator.

Dining Room 9'8" x 9'11" (2.96m x 3.04m)



Patio doors to rear aspect. Carpeted. Electric heater.

Kitchen Breakfast Room 13'6" x 10'5" (4.13m x 3.20m)



Wooden windows to side and rear looking into conservatory. Matching wall and base units with worktop over. Space for cooker. Plumbing for washing machine. Stainless steel sink drainer. Space for fridge freezer. Breakfast bar and door leading into conservatory.

Bedroom 2 11'2" x 10'0" (3.42m x 3.07m)



Wooden windows. Carpeted. Door to rear.

En-suite 3'7" x 9'3" (1.10m x 2.83m)



Toilet. Wash hand basin. Plumbing for washing machine.

First Floor Landing

Window to rear elevation. Carpeted. Loft access. Airing cupboard.

Bedroom 3 9'6" x 11'2" (2.90m x 3.41m)



Window to rear elevation. Carpeted. Radiator.

Bedroom 4 11'7" x 9'5" (3.55m x 2.89m)



Upvc window to front elevation. Carpeted. Radiator.

Bathroom 8'7" x 6'10" (2.62m x 2.10m)



Frosted window to front elevation. Double shower. Wash hand basin. Toilet. Fully tiled walls. Radiator.

Garage

Single garage door. Power and lighting.

Front Garden

Driveaway to front for one vehicle and path leading to front door.

Rear Garden



Patio area, lawn area, well established plants and shrub areas creating a lovely space

Property Postcode

For location purposes the postcode of this property is: PE11 1HE

Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: None

Property construction: Brick built

Electricity supply: Mains

Solar Panels: None

Water supply: Anglian Water

Sewerage: Mains Drainage

Heating: Gas Central Heating

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 Likely over Voice and Limited over Data. Vodafone is Likely 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: None

Restrictions: None

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.

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Energy Performance rating: E41

Additional Information

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.

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.

Offer Procedure

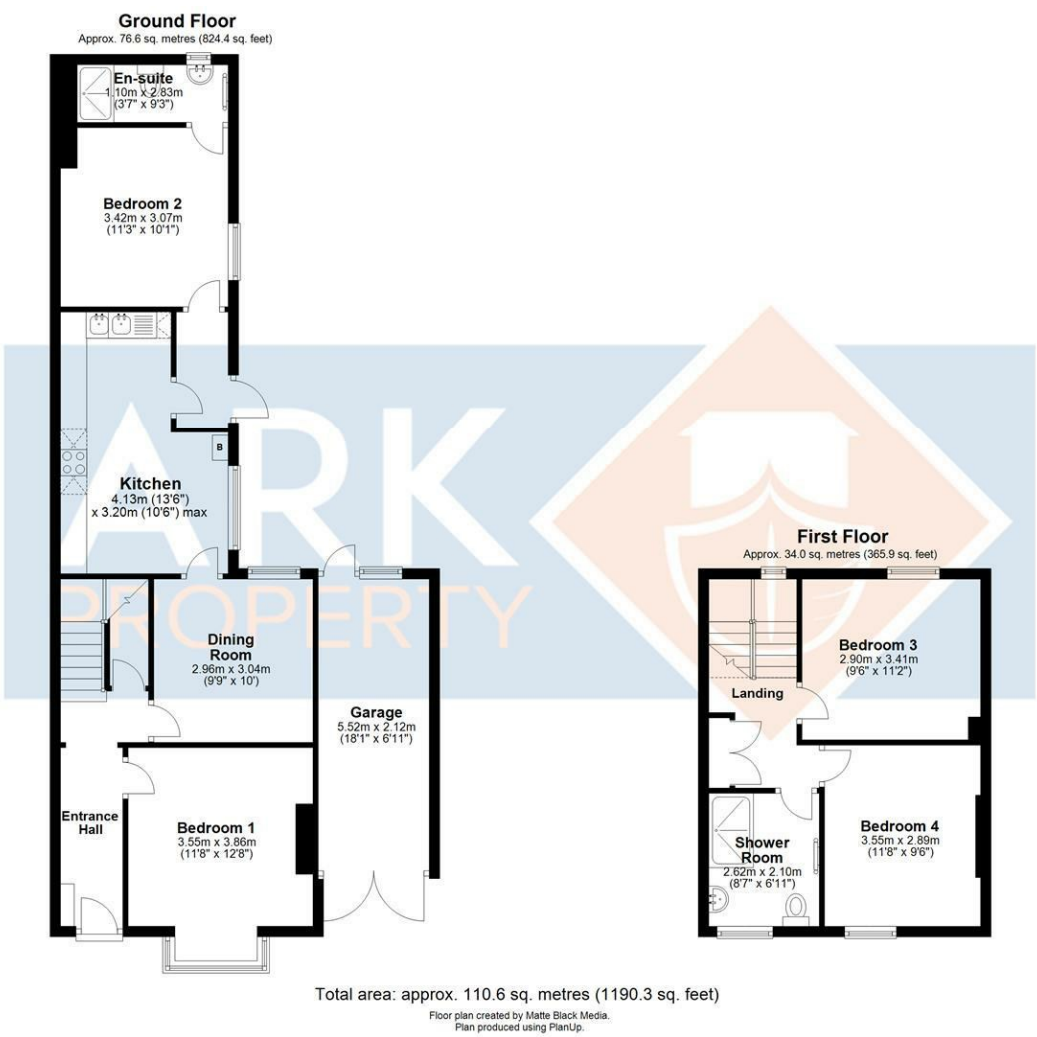
Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

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.

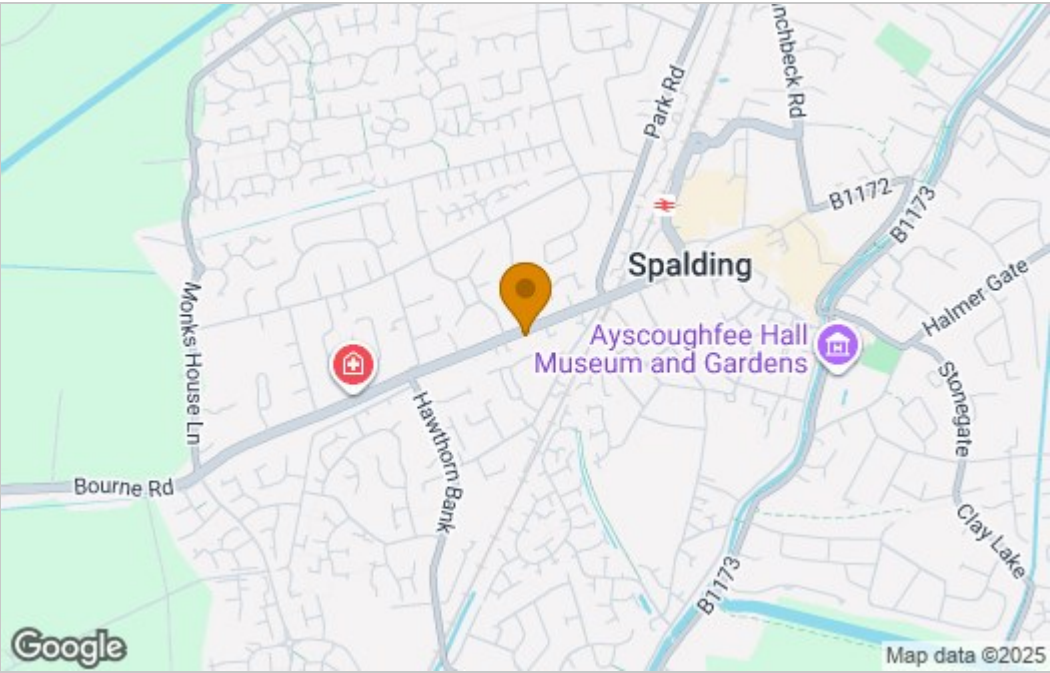
Disclaimer

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.

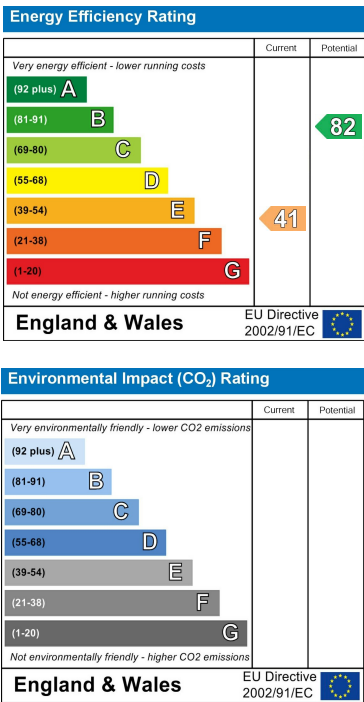
Floor Plan



Area Map



Energy Efficiency Graph



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