



88 Stonegate, Spalding, PE11 2PQ

£227,000

- Large rear garden with outbuildings
- Popular location close to town
- Three bedrooms
- Open plan living
- Neutral decor
- Within a short walk of good schools
- Garage and driveway
- No forward chain

Have you seen the size of this garden? Divided into two generous sections, it offers endless potential to be transformed into a private haven for relaxation, entertaining, or family life.

The property also benefits from a garage, while inside you'll find a bright, open plan layout designed for modern living. Finished in a neutral décor, the home is ready to move straight into or to personalise to your taste.

With three well proportioned bedrooms, great outdoor space, and a contemporary flow throughout, this semi-detached home truly has everything you could want, and more.

Entrance Hall 10'8" x 6'1" (3.26m x 1.86m)

Upvc door with glazed side panels. Wooden flooring. Radiator. Stairs to first floor landing. Understairs storage cupboard.

Lounge 10'4" x 11'7" (3.16m x 3.55m)



Upvc bay window to front aspect. Wooden flooring. Radiator. Television point.

Dining Room 13'10" x 11'6" (4.24m x 3.52m)



Wooden flooring. Radiator.

Kitchen 10'2" x 6'2" & 6'3" x 16'11" (3.10m x 1.89m & 1.91m x 5.16m)



Upvc window to rear aspect. Upvc door to rear. Base and wall units with work surface over. Gas hob with stainless steel extractor over. Single oven. Fridge freezer. Sink drainer with mixer tap over. Spot lighting. Space and plumbing for washing machine. Tiled flooring. Part tiled splashback wall.

Cloakroom 3'6" x 5'8" (1.09m x 1.73m)



Upvc window to side aspect. Wooden flooring. Toilet. Wash hand basin. Radiator.

First Floor Landing 6'5" x 6'1" (1.96m x 1.86m)



Upvc window to side elevation. Loft access. Carpeted.

Bedroom 1 14'0" x 10'9" (4.28m x 3.28m)



Upvc window to rear elevation. Carpeted. Radiator. Built in wardrobes with sliding doors.

Bedroom 2 10'5" x 9'6" (3.20m x 2.91m)



Upvc window to front elevation. Carpeted. Radiator.

Bedroom 3 11'2" x 7'1" (3.42m x 2.17m)



Upvc window to rear elevation. Carpeted. Radiator.

Bathroom 6'7" x 8'3" (2.02m x 2.52m)

Upvc window to front elevation. Freestanding bath tub. Wash hand basin. Toilet. Heated towel rail. Shower cubicle. Fully tiled walls and flooring. Extractor fan. Spot lighting.

Outside

The front of the property has a shared concrete driveway and gravel area. The rear garden is enclosed by timber fencing, block paved patio area ideal for seating and entertaining. Lawn area. Summerhouse with electrics connected.

Garage 16'8" x 9'8" (5.10m x 2.95m)

Single garage with electric roller door. Power and lighting. Side door.

Store 11'1" x 9'8" (3.38m x 2.95m)

Side door. Window to side. Power and lighting.

Property Postcode

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

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: Freehold

Council tax band: B

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus

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 and Single Garage

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: C69

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.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

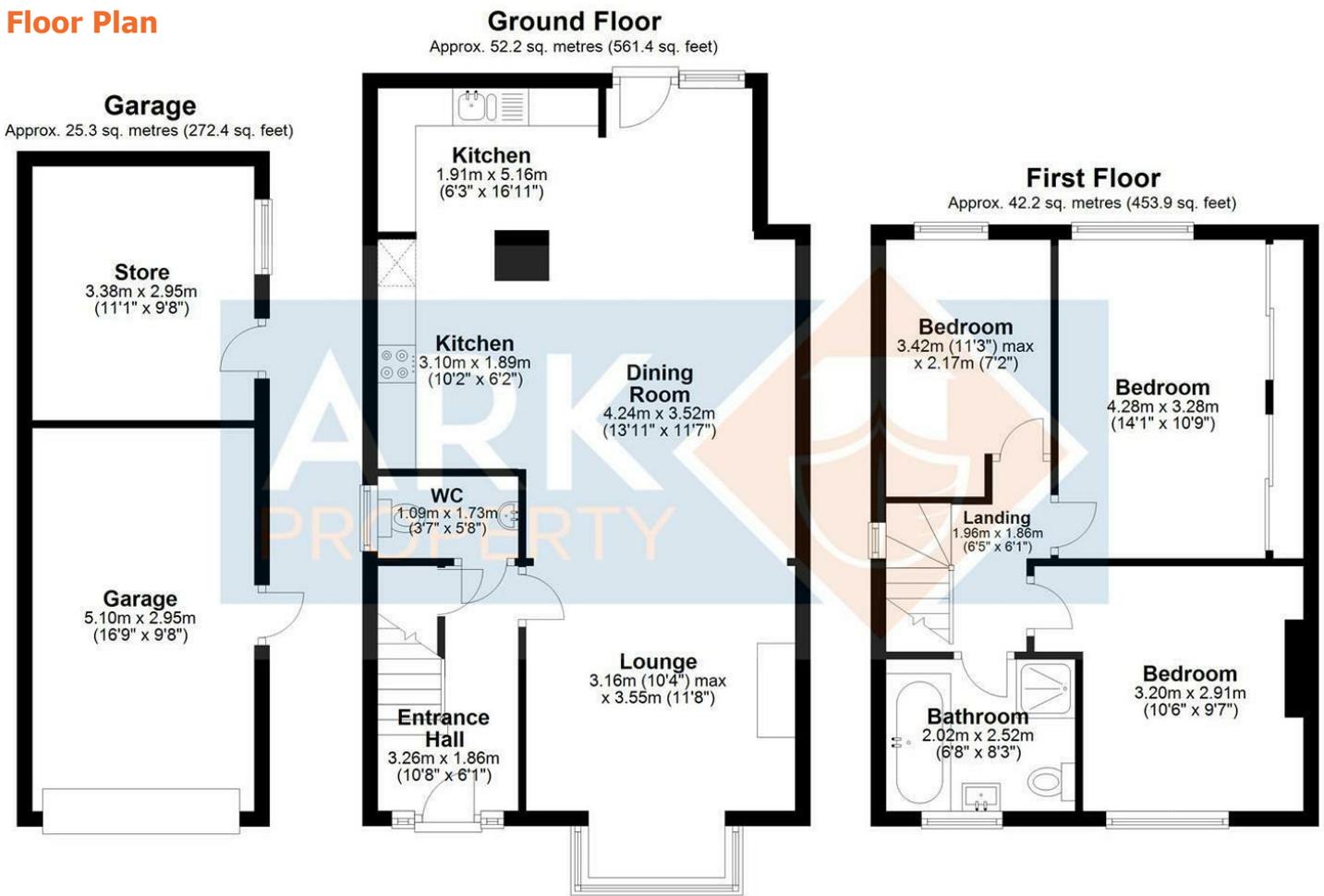
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Disclaimer

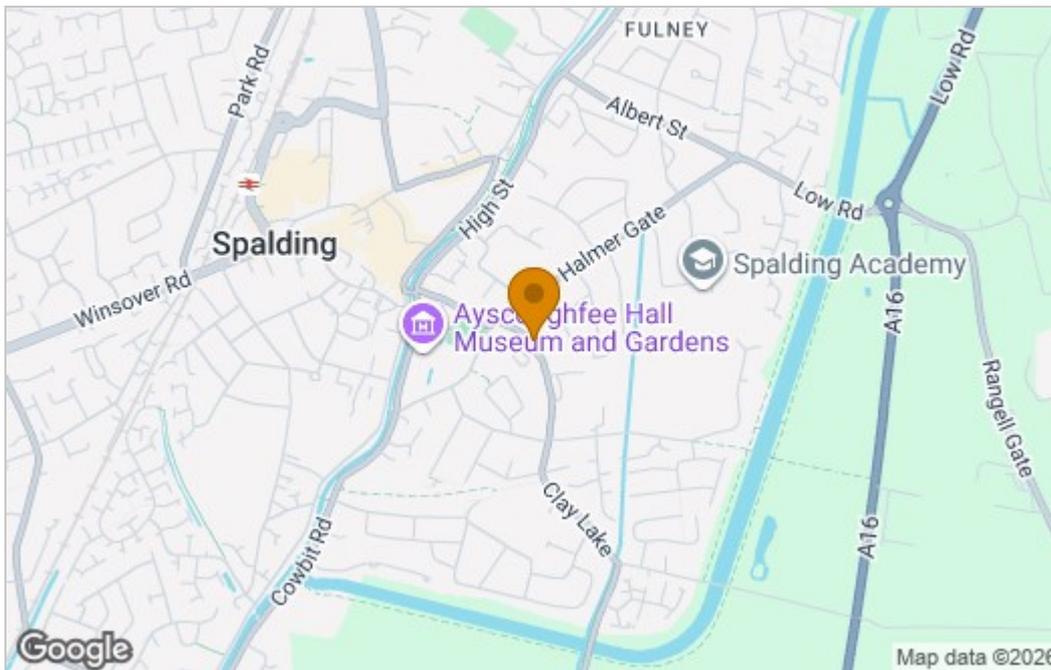
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Floor Plan

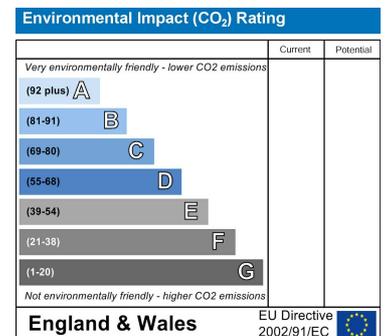
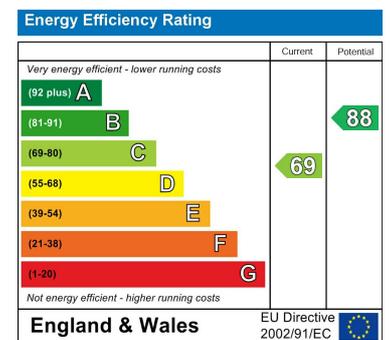


Total area: approx. 119.6 sq. metres (1287.7 sq. feet)

Area Map



Energy Efficiency Graph



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