



## **7 Third Avenue, Spalding, PE11 1LW**

**£190,000**

- Three spacious bedrooms – ideal for families or first-time buyers
- Cul-de-sac location – close to Spalding town centre
- Excellent local amenities – shops, butchers, and services nearby
- Choice of well-regarded primary schools – within easy reach
- Generous rear garden – perfect for outdoor living and entertaining
- Nearby parks and recreational areas – great for families and leisure activities



Charming Three-Bedroom Semi-Detached Home on Second Avenue, Spalding.

Situated in a desirable location with easy access to Spalding town centre, this well-presented three-bedroom semi-detached property offers a fantastic opportunity for families and first-time buyers alike. The home benefits from excellent local amenities, a choice of nearby primary schools, and a range of recreational areas. Outside, a generous garden provides ample space for relaxation and outdoor entertaining. Early viewing is highly recommended.

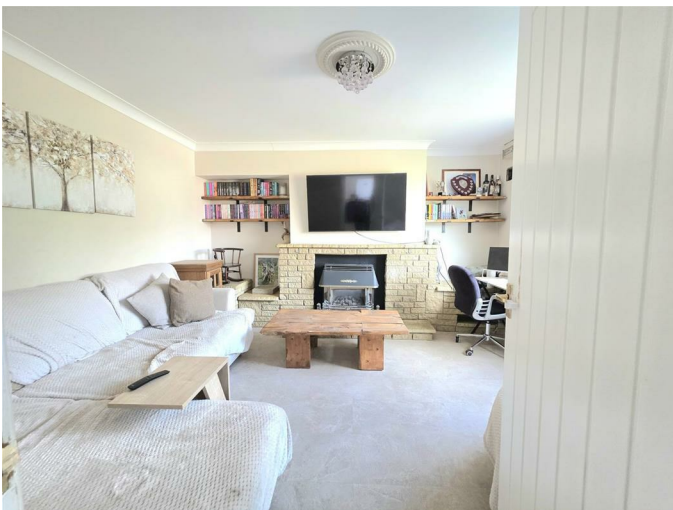
**Entrance Hall 3'10" x 3'8" (1.17m x 1.13m)**

PVC double glazed entrance door to front. Stairs to first floor landing. Vinyl flooring. Doors to kitchen and lounge.

**Lounge 12'2" x 14'2" (3.71m x 4.33m)**



PVC double glazed window to front. Coving to skimmed ceiling. Radiator. Vinyl flooring.



**Kitchen 16'0" x 9'10" (4.90m x 3.02m)**



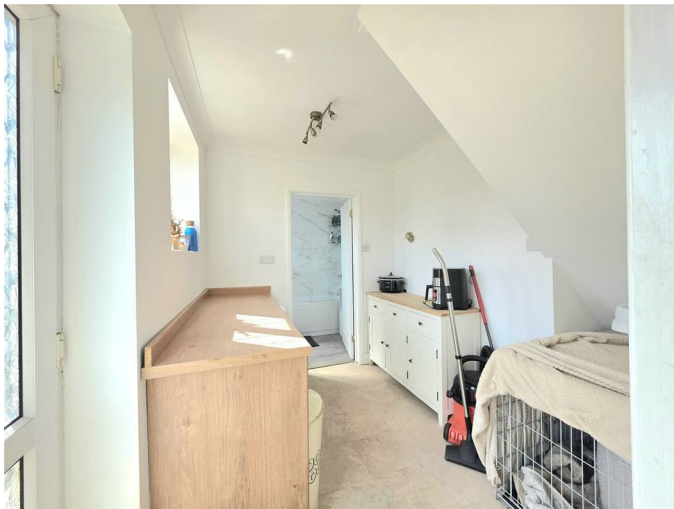
PVC double glazed windows to front and rear. Coving to skimmed ceiling. Radiator. Vinyl flooring. Fitted base and eye level units with roll edge work surfaces and matching upstands. Tiled splash backs. Space for gas cooker. Space and plumbing for dishwasher. Space for fridge/freezer. Inset sink and drainer with mixer tap over. Door to utility.



**Utility Room 8'11" x 6'11" (2.74m x 2.11m)**



PVC double glazed window and door to rear. Vinyl flooring. Radiator. Fitted worktop with space and plumbing for washing machine and tumble dryer. Door to bathroom.



**Bathroom 5'11" x 7'1" (1.81m x 2.18m)**



PVC double glazed window to rear. Coving to skimmed ceiling. Tiled flooring. Wall towelling. Chrome wall mounted heated towel rail. Fitted panel bath with chrome mixer tap and shower attachment. Close coupled toilet with push button flush. Pedestal wash hand basin.

**First Floor Landing 7'1" x 6'8" (2.16m x 2.04m)**



PVC double glazed window to rear. Radiator. Loft access. Doors to bedrooms.



**Bedroom 1 10'2" x 16'1" (3.10m x 4.92m)**



PVC double glazed windows to front and rear. Skimmed ceiling. Radiator. Built in over stairs storage cupboard.

**Bedroom 2 12'5" x 13'10" (max) (3.81m x 4.22m (max))**



PVC double glazed window to front. Skimmed ceiling. Radiator. Built in storage cupboard.



**Bedroom 3 8'9" x 9'1" (2.67m x 2.78m)**



PVC double glazed window to rear. Skimmed ceiling. Radiator.

## Outside



To the front of the property is a generous gravel driveway providing off road parking for multiple vehicles. Side gated access leads to the rear.

The rear garden is generous in size and laid to lawn with timber fence borders. There is a concrete seating area, brick storage shed and outside cold water tap.



## Property Postcode

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

## 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

This is a company sale.

Council tax band: C

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited 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

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.

Energy Performance rating: E52

## 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.

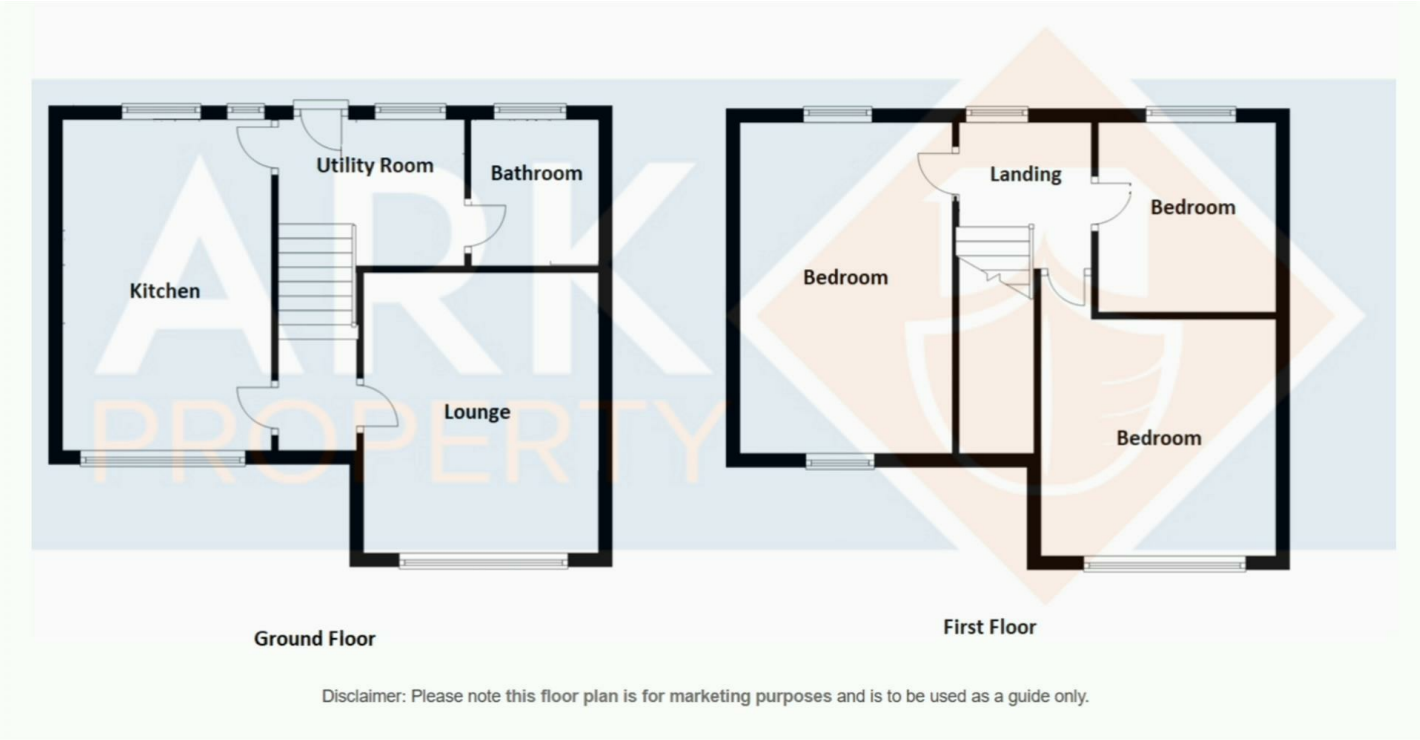
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **Disclaimer**

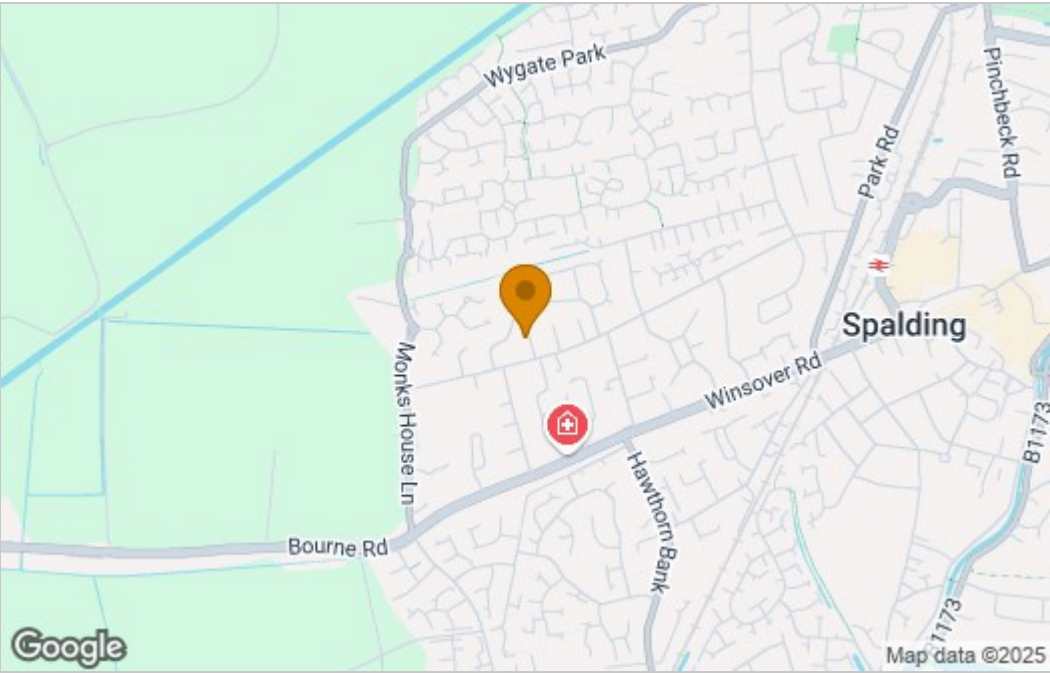
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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



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 firms 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](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

