



## **126 Winsover Road, Spalding, PE11 1HE**

**£229,500**

Ark Property Centre are delighted to welcome to market with no onward chain 126 Winsover Road in Spalding. This period semi-detached home offers an impressive 1377 square feet internally and is presented in good order throughout. Internally comprising entrance hall and porch, lounge, dining room, kitchen diner and shower room to the ground floor. Upstairs there are four bedrooms and bathroom accessed off the landing. Externally the property benefits from off road parking to the front and enclosed rear garden and courtyard. Contact Ark for more information.

**Porch**

Solid wood entrance door with decorative glazed panel and glazed top light. Period floor tiles and panelled walls. Glazed door opening to:

**Entrance Hall 6'6" x 5'11" (2.00m x 1.82m)**



Ornate ceiling rose and picture rails with archway to staircase, stairs to first floor landing, doors to dining room and kitchen dining room, radiator.



**Lounge 12'11" x 12'11" (3.95m x 3.96m)**



PVCu double glazed window to front, decorative ceiling rose and picture rail, radiator, painted brick feature fireplace, built in meter cupboard, opening to:

**Dining Room 12'10" x 12'11" (3.92m x 3.96m)**

PVCu double glazed bay window to rear, decorative ceiling rose and picture rails, painted brick feature fireplace, radiator.



**Kitchen/Dining Room 8'10" x 9'6" (2.70m x 2.92m)**



PVCu double glazed window and door to side, radiator, vinyl flooring. Fitted with a matching range of base and eye level units, wood effect roll edge work surfaces with matching upstand, composite sink and drainer with chrome mixer tap over, space for oven, stainless steel extractor hood, space and plumbing for washing machine, space for upright fridge freezer. Door to shower room.



**Shower Room 5'10" x 9'3" (1.78m x 2.82m)**



PVCu double glazed window to side, vinyl flooring, half height panelling, chrome wall mounted heated towel rail. Fitted with a three piece suite comprising oversize tiled shower enclosure with glass screen and electric shower over, close coupled toilet with push button flush and pedestal wash hand basin with chrome taps over.

**Landing 12'6" x 5'11" (3.82m x 1.81m)**



Period balustrade and picture rails, glazed ceiling skylight, doors to bedrooms and bathroom.

**Bedroom One 13'3" x 12'8" (4.05m x 3.87m)**



PVCu double glazed window to front, decorative ceiling rose and picture rails, feature period fireplace, radiator.



**Bedroom Three 9'5" x 9'4" (2.89m x 2.87m)**

PVCu double glazed window to rear, radiator, built in cupboard.



**Bedroom Two 12'6" x 12'11" (3.82m x 3.96m)**



PVCu double glazed window to rear, ornate ceiling rose and picture rails, decorative period fireplace, radiator.

**Bedroom Four 13'3" x 5'11" (4.05m x 1.82m)**



PVCu double glazed window to front, ornate ceiling rose and picture rails, radiator.

**Bathroom 4'10" x 9'0" (1.49m x 2.76m)**

PVCu double glazed window to side, radiator, vinyl flooring. Fitted panel bath with chrome taps over and electric shower, close coupled toilet and pedestal wash hand basin with half height panelling, wall mounted mirrored vanity cabinet.

**Outside**

The property can be accessed off Winsover Road and there is off road parking for two cars to the front. There is access to the side of the property leading to the rear courtyard and garden combining hard standing areas and lawn enclosed by brick wall and timber fencing. There are two brick built stores measuring 1.23m x 2.92m and 1.02m x 1.56m respectively.

**Store 4'0" x 9'6" (1.23m x 2.92m)****Store 3'4" x 5'1" (1.02m x 1.56m)****Property Postcode**

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

**Additional Information**

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: B

**PLEASE NOTE:**

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

PLEASE NOTE: The property is currently let with the tenants vacating shortly. Images used have been taken prior to marketing.

**Anti-money Laundering (AML) Checks**

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

**Verified Material Information**

Tenure: Freehold  
 Council tax band: B  
 Annual charge: No  
 Property construction: Brick built  
 Electricity supply: Mains  
 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 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 Variable over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway  
 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: Wet room

Coalfield or mining area: No

Energy Performance rating: D65

**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.

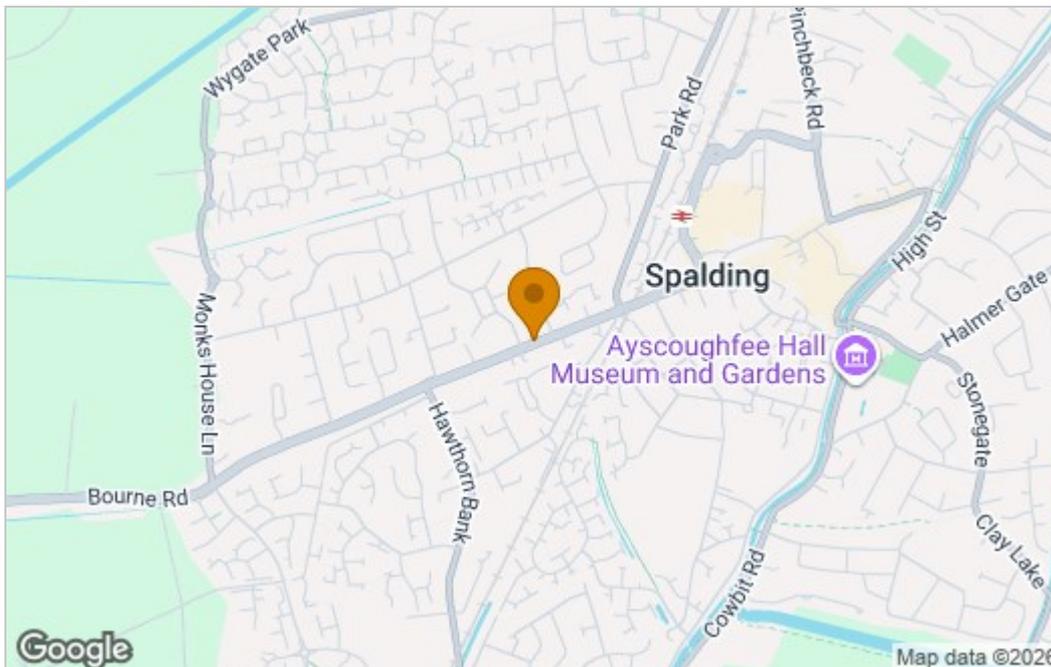
**Disclaimer**

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

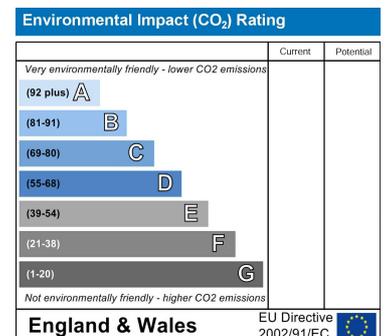
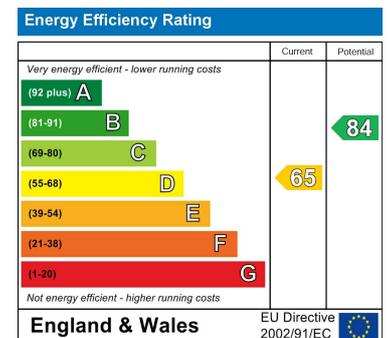
## Floor Plan



## Area Map



## Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ  
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

