



## **10 Sheila Crescent, Spalding, PE11 1LE**

**Offers In Excess Of £140,000**

- Popular location of Spalding
- Off road parking to front
- Low maintenance rear garden
- Cul de sac location
- Within easy access of local amenities
- NO FORWARD CHAIN

TWO BEDROOM SEMI DETACHED HOUSE cul-de-sac location convenient to the town centre & local shops/ primary schools. The accommodation includes Entrance hall, Lounge, Kitchen / Diner, lean to Conservatory with cloakroom, first floor landing, bathroom, 2 bedrooms, Gas Centrally Heated and UPVC double glazed windows. Enclosed rear garden.

**Entrance Hall**

UPVC door to front. Radiator. Stairs to first floor landing.

**Lounge 9'10",157'5" x 12'9" (3,48 x 3.90)**



UPVC window to front. Fireplace with fire. Radiator.

**Kitchen/Diner 8'11" x 15'10" (2.72 x 4.84)**



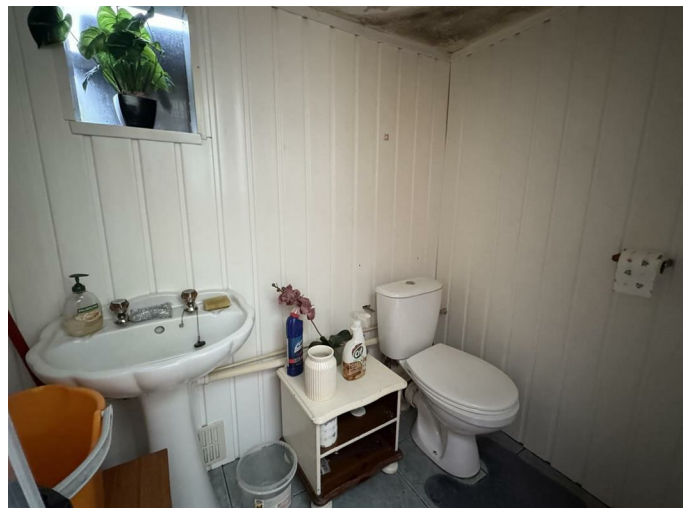
UPVC window and door to rear. Matching base and eye level units with roll edge work surfaces over. Sink unit with drainer and mixer tap. Space for cooker. Space for fridge/freezer. Radiator.

**Conservatory 5'4" x 14'8" (1.65 x 4.48)**



Space and plumbing for washing machine. Tiled flooring.

**Cloakroom**



Toilet. Wash hand basin. Tiled flooring.

**First Floor Landing**

Access to loft. Doors to bedrooms and bathroom.

**Bedroom 1 11'5" x 12'9" (3.48 x 3.90)**



UPVC window to front. Radiator. Carpeted.

**Bedroom 2 6'11" x 8'11" (2.11 x 2.72 )**



UPVC window to rear. Radiator. Carpeted.

**Bathroom 6'7" x 10'0" (2.03 x 3.06 )**



Window to rear. Panelled bath with shower over. Pedestal wash hand basin. Toilet. Airing cupboard housing hot water tank and shelving. Radiator.

**Outside**



The front of the property provides off road parking and paved area with shrubs. Side pathway leads to rear garden.

The rear garden is enclosed by timber fencing. Patio area covered with a perspex roof. Lawn area.

**Property Postcode**

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

**Additional Information**

PLEASE NOTE:

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

The front photo was taken prior to the tenants moving in

**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: A

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 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

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: D62

### 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.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### Disclaimer

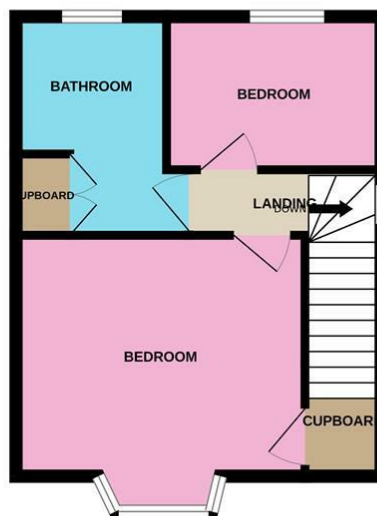
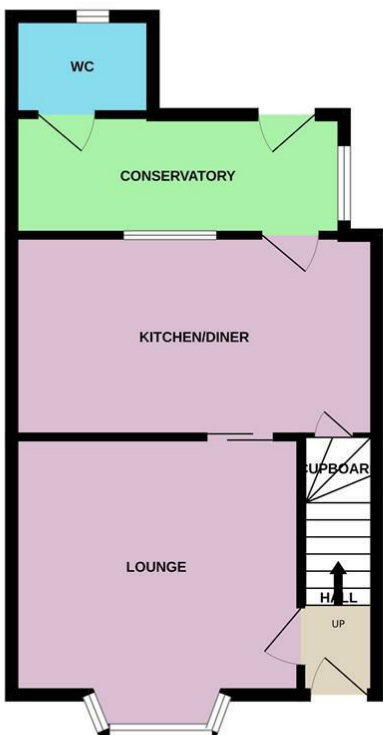
These particulars, whilst believed to be accurate

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

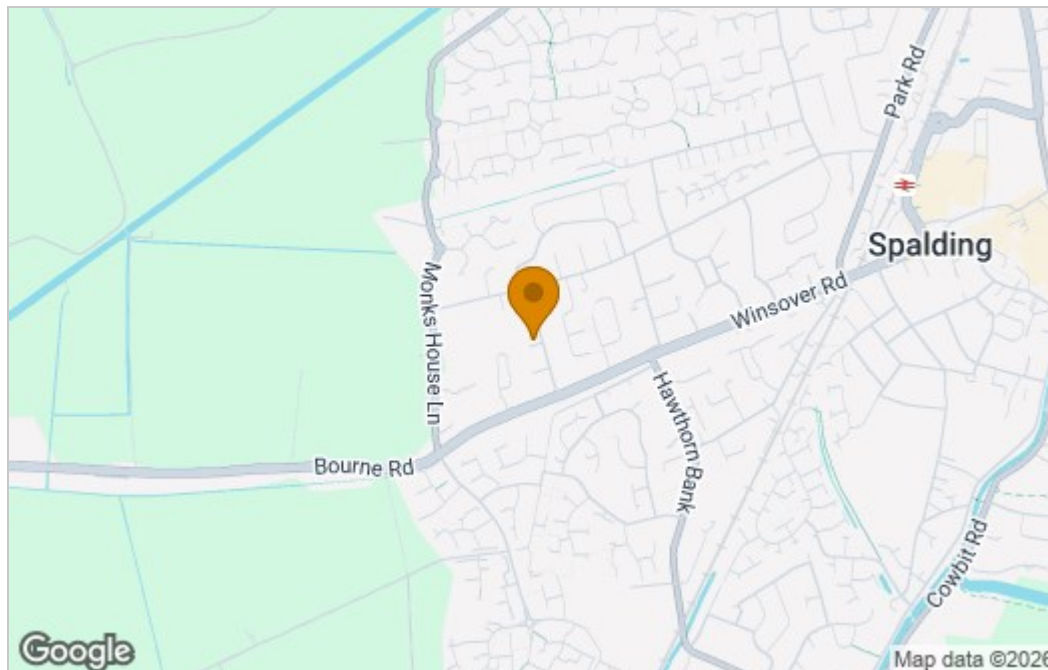
GROUND FLOOR

1ST FLOOR

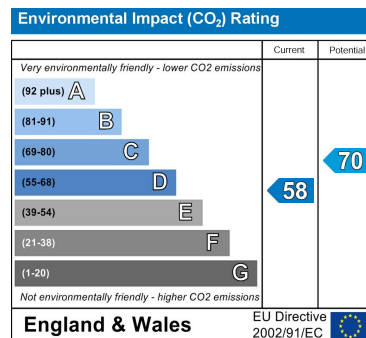
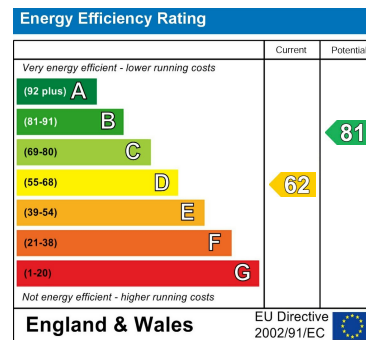


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

Area Map



Energy Efficiency Graph



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