



## 10 Salinger Walk, Spalding, PE11 1YL

**£225,000**

- Nearly new three-bedroom townhouse on the sought-after St John's Circus development
- Bright lounge and modern kitchen-diner, plus ground floor WC
- First floor with two bedrooms and stylish family bathroom
- Top floor primary suite with built-in wardrobes and ensuite shower room
- Enclosed rear garden, off-road parking, and single garage
- Convenient location close to shops, schools, and transport links



## Modern Three-Bedroom Townhouse – St John's Circus, Spalding.

Situated on the sought-after St John's Circus development, this nearly new three-bedroom townhouse offers stylish, comfortable living across three floors. The ground floor features a welcoming lounge, a contemporary kitchen-diner with space for family meals, and a convenient WC. Upstairs, the first floor hosts two well-proportioned bedrooms and a family bathroom, while the impressive top floor boasts a spacious primary bedroom with built-in wardrobes and a private ensuite.

Outside, the property benefits from an enclosed rear garden, off-road parking, and a single garage. Perfect for modern family life, this home combines practical design with a desirable location close to local amenities.

### Entrance Hall

Composite glazed entrance door. Radiator. Coving to skimmed ceiling. Wall mounted electric consumer unit. Door to lounge.

### Lounge 16'0" x 11'10" (4.89m x 3.63m)



PVC double glazed window to front. Coving to skimmed ceiling. Radiator. Built in under stairs storage cupboard. Door to kitchen.



### Kitchen Diner 8'11" x 15'5" (2.72m x 4.72m)



PVC double glazed window and French doors to rear. Coving to skimmed ceiling. Recessed spot lighting. Vinyl flooring. Radiator. Fitted with a matching range of base and eye level units with roll edge work surface and matching upstand. Neff four ring electric hob with extractor hood over. Neff electric oven and grill under. Space and plumbing for dishwasher. Integrated fridge/freezer. Composite sink drainer with mixer tap over.

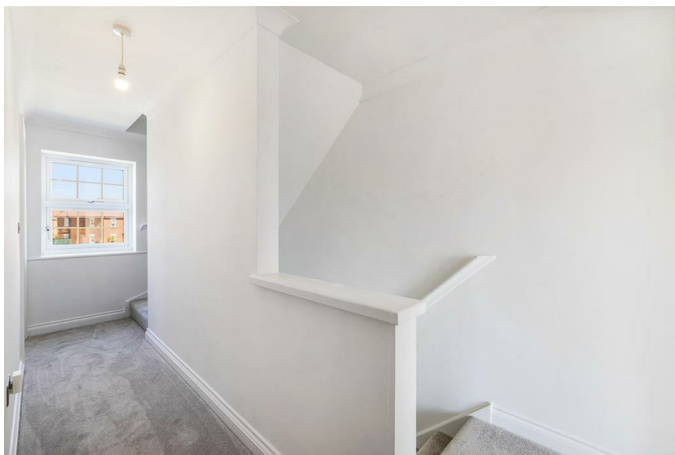


### Cloakroom



Coving to skimmed ceiling. Extractor fan. Vinyl flooring. Radiator. Close coupled toilet with push button flush. Wall mounted wash hand basin with chrome mixer tap and tiled splash back.

### First Floor Landing 16'2" x 6'5" (4.93m x 1.96m)



PVC double glazed window to front. Coving to skimmed ceiling. Stairs to second floor. Doors to bedrooms and bathroom.

### Bedroom 2 8'11" x 12'11" (2.72m x 3.96m)



Two PVC double glazed windows to rear. Coving to skimmed ceiling. Radiator. Built in double door airing cupboard. Built in double door wardrobe with shelf and hanging rail.

### Bedroom 3 8'9" x 8'7" (2.68m x 2.63m)



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

**Bathroom 6'11" x 8'7" (2.12m x 2.64m)**



Coving to skimmed ceiling. Recessed spot lighting, Extractor fan. Vinyl floor. Wall mounted heated towel rail. Shaver point. Fitted with a four piece suite comprising shower pod with rainfall head and hand held attachment. Panelled bath with chrome mixer tap. Pedestal wash hand basin with chrome mixer tap and tiled splash back. Close coupled toilet with push button flush.



**Second Floor Landing**  
Door to bedroom.

**Bedroom 1 13'7" x 12'0" (4.16m x 3.66m)**



PVC double glazed window to front. Coving to skimmed ceiling. Radiator. Loft access and light tunnel. Built in wardrobes. Door to en-suite.

**En-suite 7'2" x 7'2" (2.19m x 2.20m)**



Velux style roof light to rear. Skimmed ceiling with recessed spot lighting. Extractor fan. Shaver point. Soon to be fitted shower cubicle. Close coupled toilet with push button flush. Pedestal wash hand basin. Vinyl flooring.



**Outside**

To the front of the property is a lawn area and footpath leading to the front door with canopy over. There is vehicular access to the rear of the property where there is off road parking and single garage with up and over door. Gated access to the rear garden.

The rear garden is enclosed by timber fencing. Footpath leading from the house to the rear gate. Outside lighting and cold water tap available.

**Single Garage 8'6" x 16'5" (2.60m x 5.01m)**

Up and over vehicular door to front. Power and light connected.

**Property Postcode**

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

**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: £120 Annually paid to Broadgate Homes

Property construction: Brick built

Electricity supply: Eon

Solar Panels: 2 panels owned by the house

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 Variable 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: B87

### 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

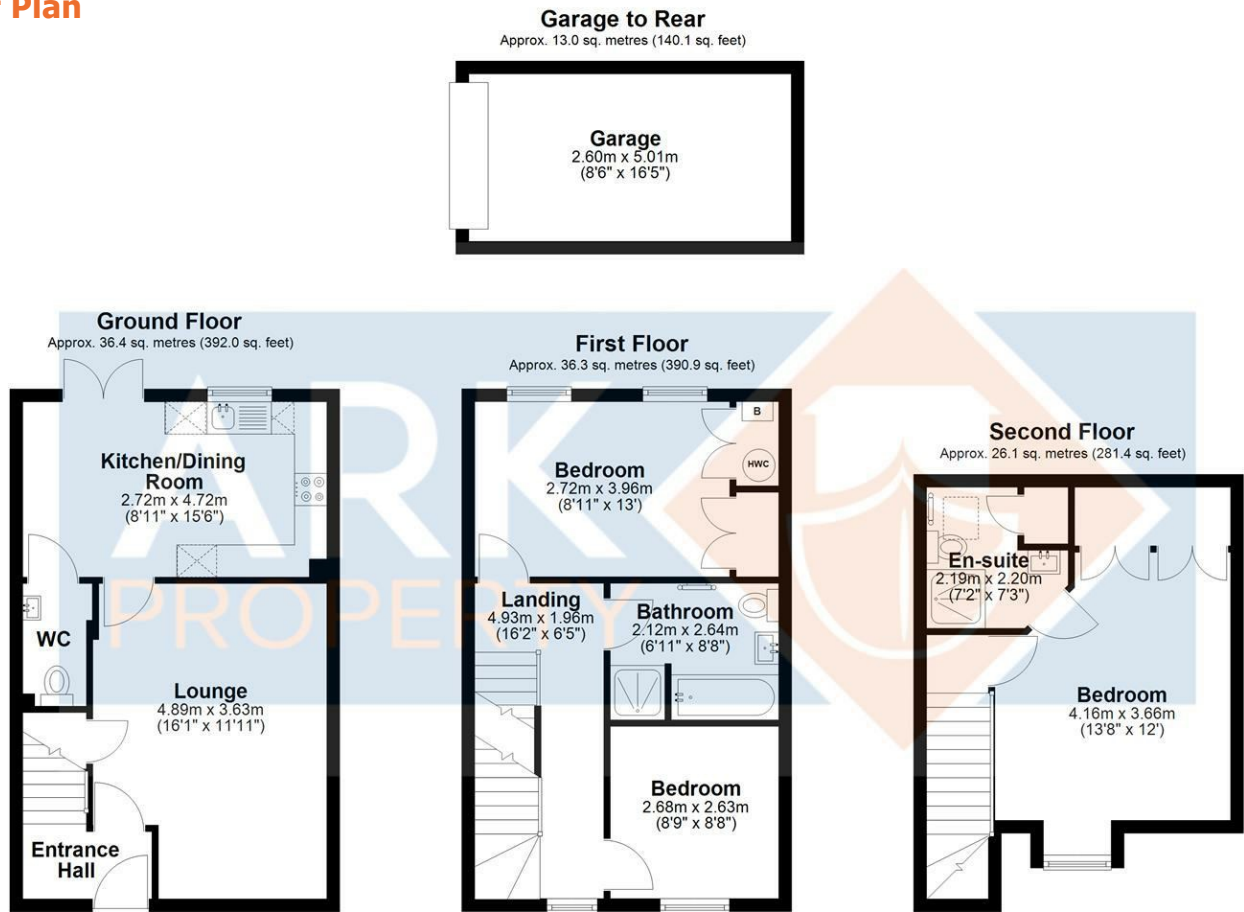
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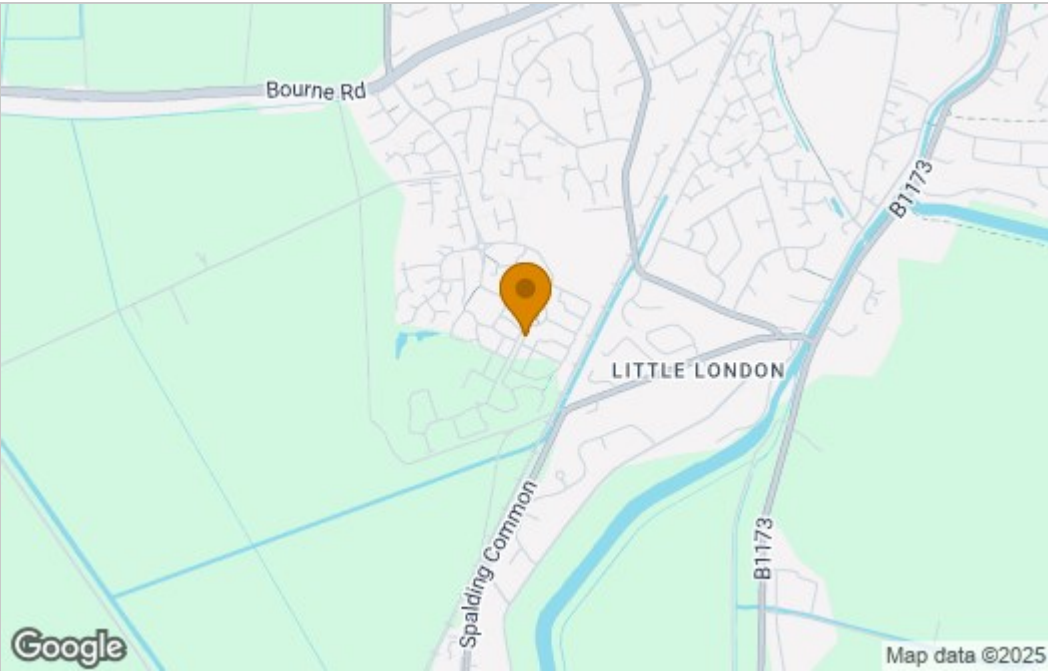
Floor Plan



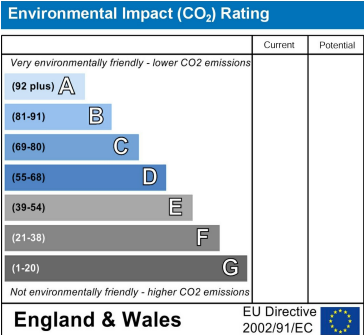
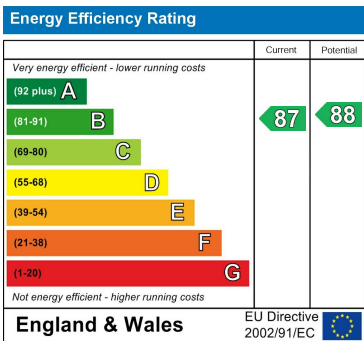
Total area: approx. 111.9 sq. metres (1204.4 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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