



3 Thistle Gardens, Spalding, PE11 1HJ

£175,000

- Three-bedroom semi-detached home in a popular location.
- Well-presented throughout and in good order.
- Spacious lounge, modern kitchen, and family bathroom.
- Garage, driveway parking, and low-maintenance garden.
- Close to Spalding town centre and local amenities.
- No onward chain.

Located in the popular Thistle Gardens, Spalding, this well-presented three-bedroom semi-detached home offers comfortable living in a convenient location close to the town centre. The property is in good order throughout and benefits from a spacious lounge, kitchen with dining area, three well-proportioned bedrooms, and a family bathroom. Externally, there is a garage, driveway parking, and a low-maintenance garden.

Offered with no onward chain, this is a fantastic opportunity for first-time buyers, families, or investors. Early viewing recommended!

Entrance Hall



Composite glazed entrance door. Vinyl flooring. Radiator. Stairs to first floor landing.

Cloakroom 2'11" x 5'10" (0.89m x 1.79m)



PVCu double glazed window to front. Vinyl flooring. Radiator. Fitted close coupled toilet with push button flush. Pedestal wash hand basin with chrome taps over. Tiled splashback.

Lounge 9'4" x 14'9" max (2.85m x 4.51m max)



PVCu double glazed window and door to rear. Radiator. Built in under stairs cupboard. Carpeted.



Kitchen 7'3" x 13'10" (2.21m x 4.22m)



PVCu double glazed window to front. Spotlighting. Tiled flooring. Radiator. Fitted with a matching range of base and eye level units with roll edge work surfaces. Tiled splashback. Four ring gas hob with stainless steel extractor hood over. Stainless steel sink and drainer with chrome mixer tap over. Integrated oven and grill. Space for fridge freezer. Space and plumbing for washing machine and dishwasher.



First Floor Landing

Loft access. Doors to bedrooms and bathroom.

Bedroom 1 7'3" x 14'9" (2.21m x 4.52m)



PVCu double glazed windows to front. Radiator. Carpeted.

Bedroom 2 7'4" x 10'10" (2.25m x 3.32m)



PVCu double glazed window to rear. Radiator. Carpeted.

Bedroom 3 7'2" x 8'10" (2.20m x 2.71m)



PVCu double glazed window to rear. Radiator. Carpeted.

Bathroom 6'7 x 4'11 (2.01m x 1.50m)



Vinyl flooring. Radiator. Fitted three piece suite comprising panel bath with chrome mixer tap and shower attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome taps over. Radiator. Vinyl flooring.

Outside



The property benefits from an enclosed rear garden laid to lawn with patio seating area. A pathway leads to the rear gate and single drive with garage.



Garage



Up and over vehicle door. Power and light connected.



Property Postcode

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

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: Eon

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 Likely over Voice and Limited over Data. Vodafone is Likely 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 - very 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

Japanese Knotweed: 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: C71

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.

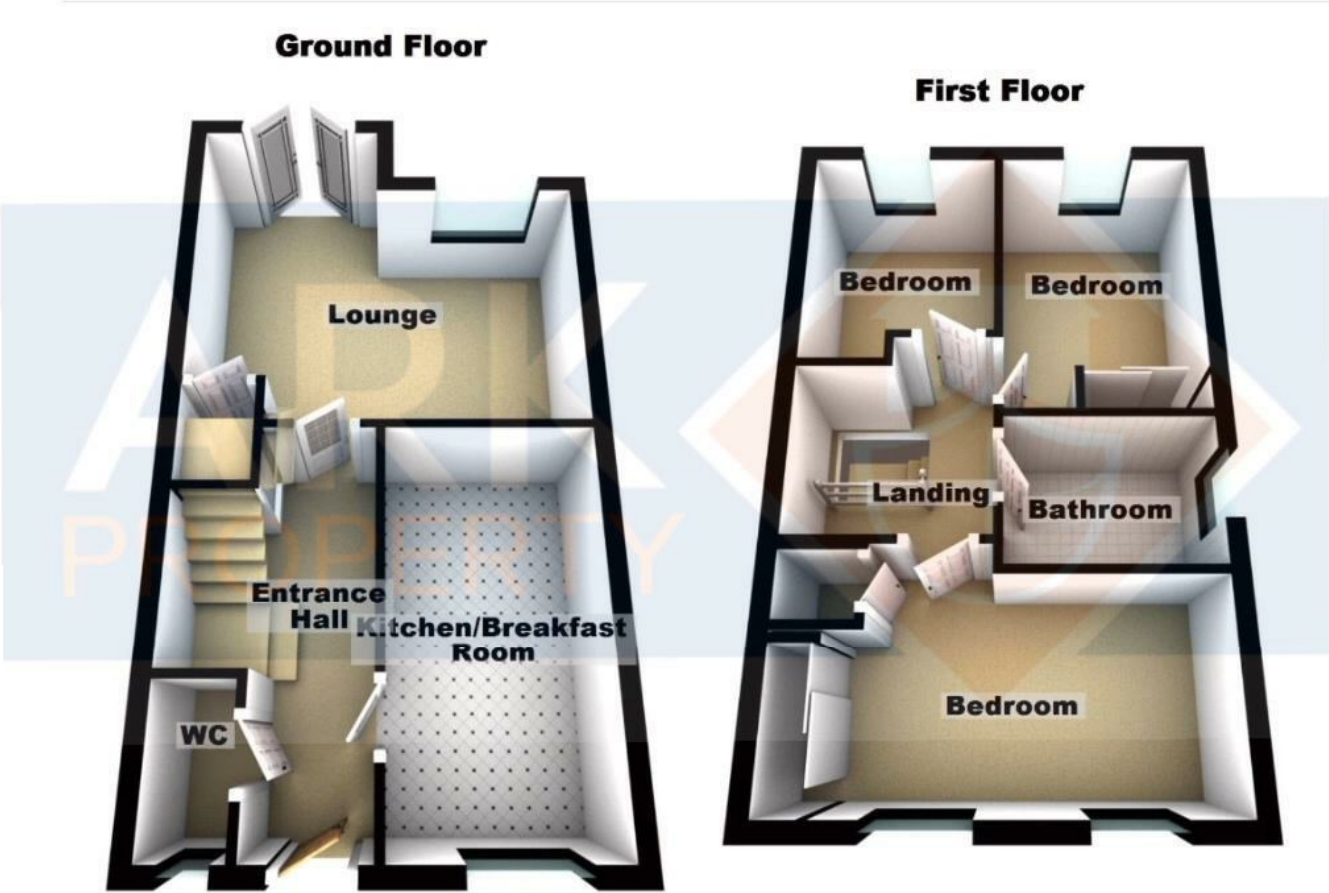
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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.

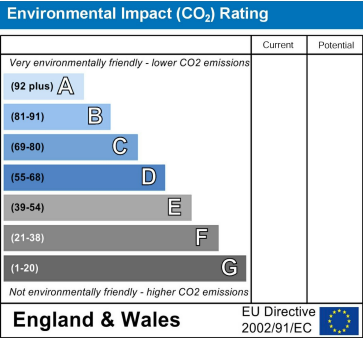
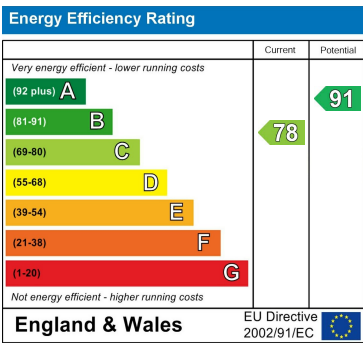
Floor Plan



Area Map



Energy Efficiency Graph



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