



25b Sandtone Gardens, Spalding, PE11 1QJ

Offers Over £162,500

LARGER THAN AVERAGE PURPOSE BUILT THREE BEDROOM MAISONETTE WITH FAMILY BATHROOM & TWO ENSUITES. Not to be missed is this three bedroom maisonette which is located in the heart of Spalding Town Centre close by to all local amenities, bus station and train station. Internally, the property comprises of entrance hallway with stairs to first floor landing, kitchen, living room, dining room/third bedroom and family bathroom. Stairs to second floor landing leading to master bedroom with ensuite which comprises of toilet, shower cubicle and wash hand basin and bedroom two with three piece ensuite bathroom. Externally, the property has a fully enclosed garden which is graveled and provides one allocated parking space.

Call the team today to get your viewing booked in!

Entrance

Upvc entrance door. Security light. Integral storage cupboard.

Stairs to First Floor

Carpeted stairs lead to first floor. White banister rail. Window to side elevation. Radiator.

Hallway

Entrance door gives access to hallway. Carpeted flooring. Skimmed and coved ceiling. Central heating thermostat. Understairs storage cupboard. Smoke detector. Doors off to:

Kitchen 11'3" x 10'9" (3.45 x 3.30)



Two upvc windows to front elevation. Tiled flooring. A selection of light oak base and wall cupboards with roll top work surface and tiled splash backs. Inset sink with drainer unit and mixer tap over. Inset gas oven and hob with extractor over. Integrated dishwasher. Integrated Glow worm boiler supplying gas central heating. Space for washing machine. Skimmed and coved ceiling. Spotlights. Radiator.

Living Room 15'5" x 17'7" (4.72 x 5.36)



Reducing to 10'1. Upvc window to front elevation. Feature fireplace with marble heath and surround with gas effect fire and wooden mantle over. Carpeted flooring with skirting. Skimmed and coved ceiling. Radiator. Television point.

Bathroom



Frosted Upvc window to rear elevation. Fully tiled walls and floor. Toilet. hand basin. Radiator. Extractor fan. Shaver point. Bath and shower.

Dining Room/Bedroom Three 11'6" x 9'6" (3.53 x 2.92)



Upvc window to rear elevation. Radiator. Skimmed and coved ceiling. Carpeted flooring with skirting.

Stairs to Second Floor

Velux window to rear elevation. Carpeted stairs. White banister rail

Landing

Galleried landing with carpeted flooring. Radiator. Smoke detector. Rooms off to:

Master Bedroom 14'4" x 13'6" (4.37 x 4.14)



Reducing to 7'05. Velux window to front elevation inset sloped ceiling. Carpeted flooring with skirting. Radiator. Skimmed and coved ceiling. Electrical points. Door to;

En-Suite



Upvc Velux window to rear elevation. Angled ceiling. Fully tiled floor with part tiled walls. Radiator. Toilet, hand basin, shower cubicle with mains shower. Shaver point.

Bedroom Two 10'11" x 9'3" (3.35 x 2.84)



Velux window to front elevation inset sloped ceiling. Carpeted flooring with skirting. Radiator. Skimmed and coved ceiling. Electrical points. Door to;

En-Suite



Upvc Velux window to rear elevation. Angled ceiling. Fully tiled floor with part tiled walls. Radiator. Toilet, hand basin, shower cubicle with mains shower. Shaver point.

Rear Garden



The property benefits from a fully enclosed gravelled rear garden.

Externally



This property comes with one allocated parking space.

Additional Information

This property is Leasehold with 983 years remaining(approx). The Leasehold company is owned equally by all of the Lease owners and is managed by a local agent. Vacant possession on completion.

Heating: Gas

The management charge is £740 per annum. This includes service charge, ground rent, building insurance and garden maintenance.

Video Tour QR Code

Property Postcode

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

Council Tax Band: B

Viewings

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 with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations.

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 your 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.

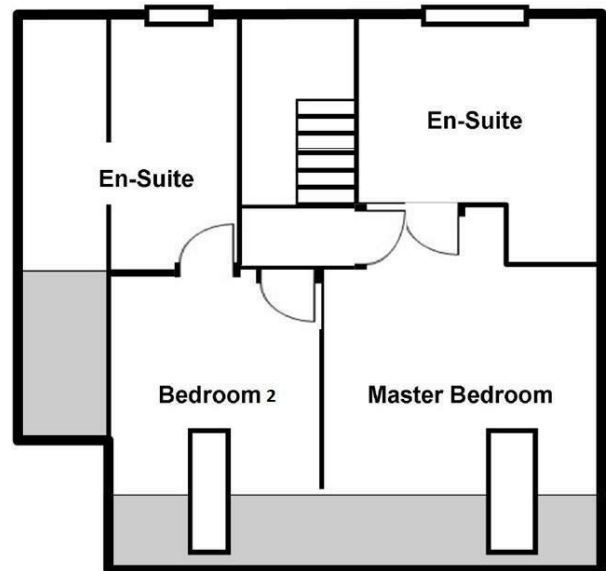
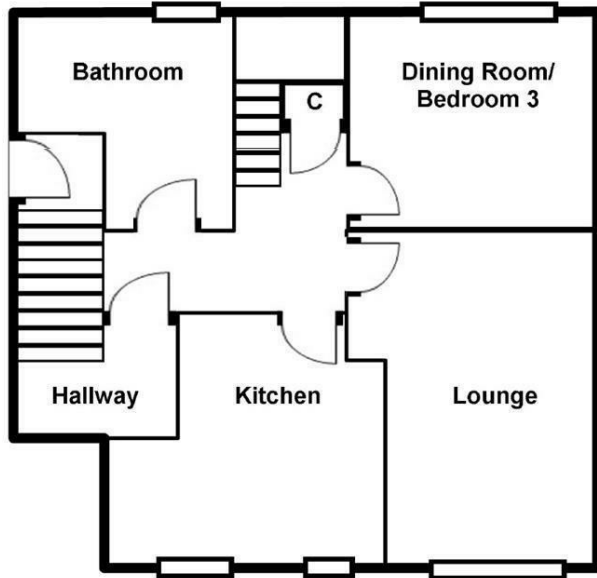
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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



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Energy Efficiency Graph

