



37 Chamomile Way, Spalding, PE11 3BQ

£190,000

- Three well-proportioned bedrooms plus a spacious four-piece family bathroom
- Good-sized lounge with doors opening onto the rear garden
- Modern kitchen and welcoming entrance hall with ground-floor WC
- Rear garden ideal for entertaining, featuring patio with veranda
- Versatile timber outbuilding – currently a sauna but suitable as garden room/office/playroom (STPP)
- Offered with no onward chain and available for viewing immediately

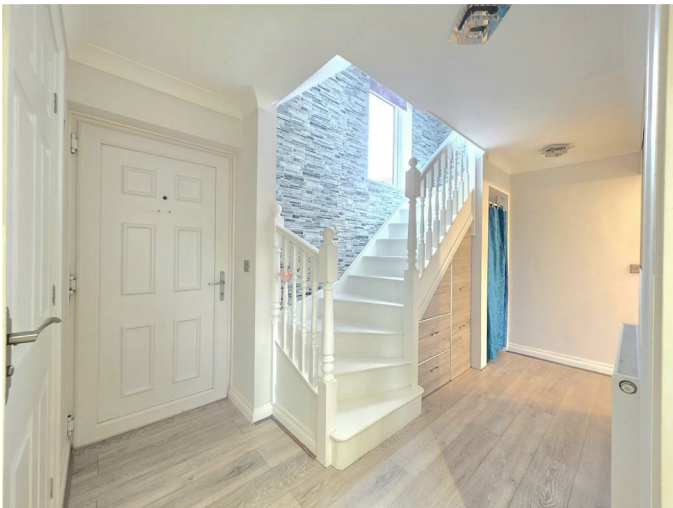
A well-presented three-bedroom end-of-terrace home on Chamomile Way, Spalding, offered with no onward chain.

This attractive property features three well-proportioned bedrooms and a spacious four-piece family bathroom on the first floor. The ground floor offers a welcoming entrance hall with WC, a modern kitchen, and a bright lounge with doors opening directly onto the rear garden.

The garden is ideal for outdoor entertaining, boasting a patio with a veranda above and a versatile timber outbuilding. Currently used as a sauna, it could equally serve as a garden room, playroom, office or similar (subject to any necessary permissions).

Ready for immediate viewing, this lovely home is perfect for buyers seeking space, convenience and flexibility.

Entrance Hall 13'2" x 7'7" (4.02m x 2.33m)



PVC entrance door, coving to skimmed ceiling, radiator, laminate flooring, stairs to first floor landing with under stairs cupboard and built in sliding door shoe storage. Doors to WC, kitchen and lounge.

Kitchen 9'2" x 7'7" (2.80m x 2.32m)



PVC double glazed window to rear, coving to ceiling with recessed spotlighting, wall mounted mains gas central heating boiler, laminate flooring. Fitted with a matching range of base and eye level units, roll edge work surface with matching upstand, four ring gas hob with stainless steel Neff extractor hood over and integrated electric Neff oven and grill under, stainless steel sink and drainer with mixer tap, space for fridge freezer, space and plumbing for washing machine.



WC .265'8" x 6'11" (.081m x 2.11m)



Coving to skimmed ceiling, extractor fan, tiled flooring, wall tiling, radiator, wall mounted electric consumer unit. Fitted close coupled toilet with push button flush and wash hand basin with chrome mixer tap over.

Lounge Diner 17'3" x 16'4" max I shape room (5.26m x 4.98m max I shape room)



PVC double glazed windows to front and rear and French doors to rear, coving to skimmed ceiling, laminate flooring, radiator.



Landing 6'10" x 8'2" max (2.10m x 2.51m max)



PVC double glazed window to side, coving to skimmed ceiling with recessed spotlight and loft access, laminate floor, doors to bedrooms and bathroom.

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



PVC double glazed windows to side and rear, coving to skimmed ceiling, laminate flooring, radiator.

Bedroom Two 11'9" x 7'11" (3.59m x 2.43m)



PVC double glazed window to rear, coving to skimmed ceiling, laminate flooring, radiator.

Bedroom Three 8'4" x 8'2" (2.56m x 2.49m)



PVC double glazed window to front, coving to skimmed ceiling, laminate flooring, radiator.

Bathroom 9'4" x 6'11" (2.85m x 2.12m)

PVC double glazed window to front, coving to skimmed ceiling with extractor fan and recessed spotlighting, tiled flooring and full height wall tiling, wall mounted towel rail, built in storage cupboard. Fitted with a four piece suite comprising bath with chrome mixer tap and hand held shower attachment, shower cubicle with glass sliding door, rainfall head and handheld attachment, wash hand basin with chrome mixer tap.

Outside

There is a low maintenance frontage with allocated parking for one vehicle and visitor spaces nearby. A paved footpath leads to the entrance door. There is a timber store ideal for bins, bikes or other uses. The rear garden is enclosed by brick wall and timber fence with secure gated access and landscaped to include artificial lawn with patio

seating and veranda, there is outside lighting, power and cold water tap available.

**Outbuilding 9'3" x 16'9" (2.82m x 5.13m)**

Suitable for a variety of uses with power, light and water connected and has been used as a sauna room with adjoining WC and shower.



Additional Information

PLEASE NOTE:

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Ark Property Centre

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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.

Property Postcode

For location purposes the postcode of this property is: PE11 3BQ.

Verified Material Information

Tenure: Freehold

Council tax band: C

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 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: Allocated parking space

Building safety issues: No

Restrictions: No

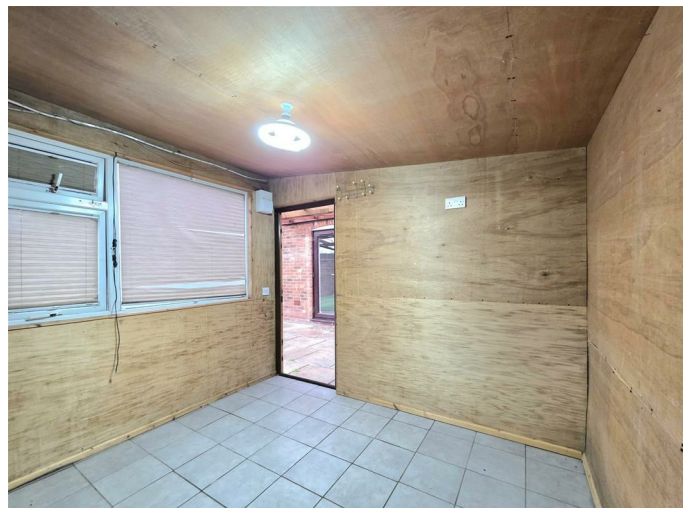
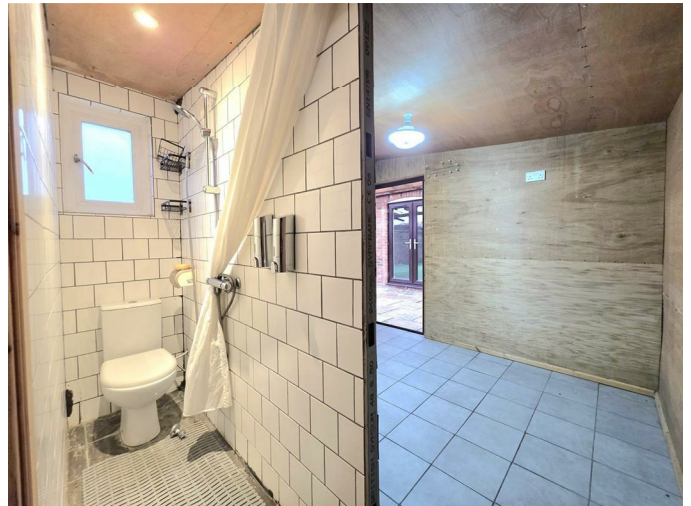
Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - low. 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: C78

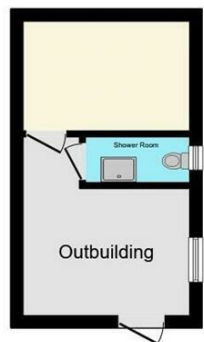
Viewing Arrangements

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.





Floor Plan



Outbuilding



Ground Floor



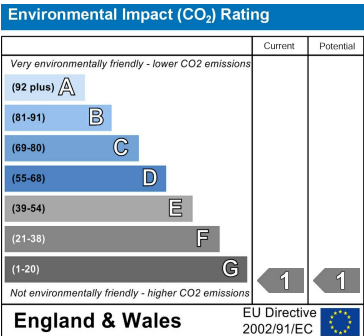
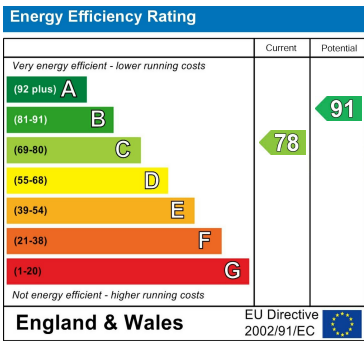
First Floor

This plan is for illustrative purposes only and all dimensions are approximate and may vary.

Area Map



Energy Efficiency Graph



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