



**19 High Street, Spalding, PE11 1TX**

**£150,000**

- Full of quirks and character
- Low maintenance garden area
- Neutral decor throughout
- Large bathroom suite
- No forward chain
- Spacious living space
- Perfect rental and Air Bnb
- Must view to appreciate this property



A standout one bedroom property full of character, featuring quirky details, spacious rooms, and stunning vaulted ceilings. Ideally positioned in central Spalding, just moments from local amenities, this home offers fantastic potential as an Airbnb or investment opportunity.

The layout is surprisingly generous, with plenty of scope to add value or personalise. The oversized bath is a real showstopper, and the property truly needs to be viewed to be fully appreciated.

**Entrance Hall/Dining Area 7'4" x 14'0"**  
(2.26m x 4.28m)



Wooden stable door with glazed panel. Wooden double glazed windows to the side and rear. Underfloor heating. Wooden beams. Opening into:

**Kitchen 7'8" x 13'10"** (2.35m x 4.22m)



Glass brick window to bathroom. Fitted with a range of base and eye level units with work surfaces over. Tiled splashbacks. Sink inset with drainer and mixer tap. Plumbing and space for washing machine.

Space for fridge and freezer. Integrated Creda gas hob. Integrated Creda double fan assisted oven. Wooden beams with inset downlighters. Storage cupboard housing boiler with slatted shelving. Underfloor heating. Tiled flooring. New boiler installed with full 5 year warranty.



**Open Plan Living 16'1" x 25'9"** (4.92m x 7.86m)



2 wooden double glazed windows to rear. Wooden barn style door. 2 velux windows. Skimmed ceiling with beams. Stone fireplace with wooden mantle and tiled hearth. Under floor heating. Storage cupboards. Staircase leading to bedroom. .





**Bathroom 9'11" x 13'6" (3.03m x 4.12m)**



Block window to kitchen. Skimmed ceiling with inset downlighters. Fully tiled walls. Tiled floor with underfloor heating. Heated towel rail. Wet Room area with thermostatic shower. Pedestal wash hand basin with mirror over. Shaver point and light. Toilet. Stone bath with tiled insert.



**First Floor Landing 11'8" x 5'9" (3.56m x 1.76m)**



Smoke alarm. Wooden door leading into:

**Bedroom 16'1" x 14'11" (4.92m x 4.56m)**



Wooden double glazed window to side. French doors leading to balcony area. Skimmed and beamed sloping ceiling with beams. 2 double radiators. Wooden floor boards.





**Balcony**

The current balcony area is fibreglass, however could be converted into a usable, enjoyable balcony area. Wrought iron railings either side.

**Outside**

To the rear of the property is a raised decking area with outside lighting and gravelled area, bricked wall boundaries with fence to the rear. Original stable cobbled flooring leading to the front door. Side intercom gate access.

**Property Postcode**

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

**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: A

Annual charge: No

Property construction: Brick built. Converted Coach House and Stables.

Electricity supply: Ovo Energy

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: On street parking

Building safety issues: No

Restrictions: No

Public right of way: Neighbouring property 19a (with prior authorisation) right of access through the garden for any property remedial works. Rarely used.

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: F32

**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.

**Access to property**

To find the property, walk across the car park just off high street on the corner of Holland road. You will then find a gate and that then leads to the property.

**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

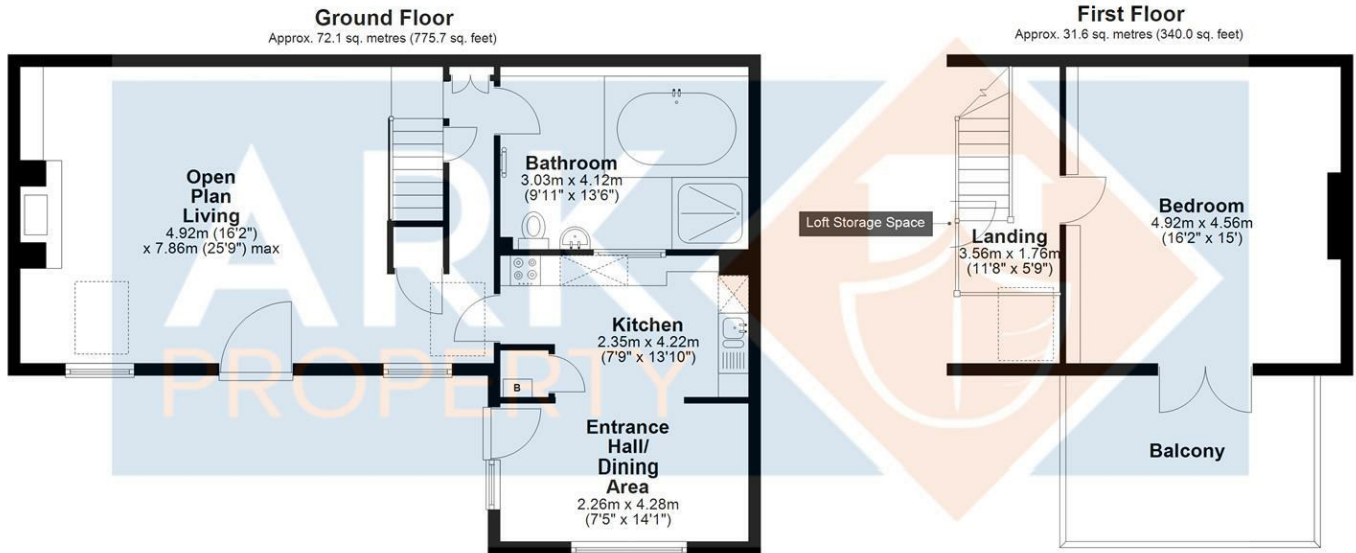
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.







## Floor Plan



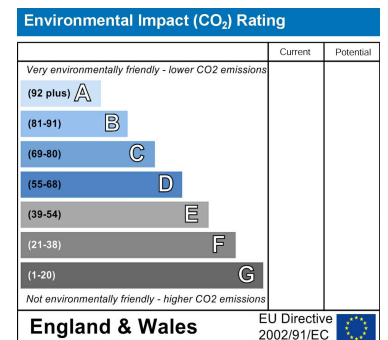
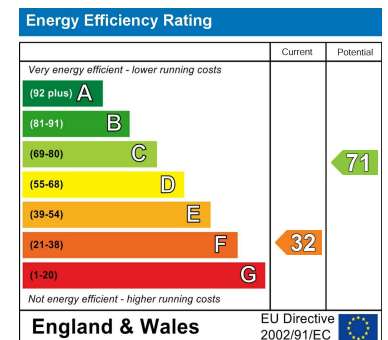
Total area: approx. 103.6 sq. metres (1115.6 sq. feet)

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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