



## 2 Wallace Street, Spalding, PE11 1XY

**£215,000**

- Modern Broadgate Estate
- Ample off road parking
- Landscaped rear garden
- Three good sized bedrooms
- Large four piece bathroom
- Well presented throughout
- Lovely kitchen diner
- Walled garden

This beautifully presented home on the sought-after Broadgate Estate is an absolute gem, offering comfort, style, and value.

Boasting three generously sized bedrooms and a modern kitchen-diner, the property has a welcoming feel throughout. One of the standout features is the landscaped rear garden—lovingly maintained and perfect for relaxing or entertaining.

With numerous upgrades already in place, this is a home you can move straight into and enjoy from day one.

Don't miss out—homes like this don't stay on the market for long.

Interested? Get in touch today!

### **Kitchen 8'8" x 19'3" (2.66m x 5.87m)**



UPVC door and window to front. Matching base and wall units with work surface over. Integrated Neff oven with Neff gas hob and extractor over. Integrated Neff dishwasher. Integrated washer dryer. Space for freestanding fridge/freezer. Sink drainer with adjustable mixer tap over. Wooden flooring. Radiator.

### **Lounge 10'8" x 15'7" (3.26m x 4.77m)**



UPVC window to side and French doors with glazed side panels to rear leading to the garden. Wooden flooring. Stairs to first floor landing. Two radiators.

### **Cloakroom**



Toilet. Wash hand basin. Tiled splash back. Radiator. Extractor fan. Wooden flooring.

### **First Floor Landing 7'2" x 6'11" (2.19m x 2.12m)**



Storage cupboard. Carpeted. Loft access. Airing cupboard with boiler and shelving.

**Bedroom 1 12'4" x 11'10" (3.77m x 3.62m)**

UPVC window to front and side. Carpeted. Radiator. Built in wardrobes with low level units and dressing table.

**Bedroom 2 8'11" x 11'4" (2.73m x 3.46m )**

UPVC window to front. Carpeted. Radiator. Loft access.

**Bedroom 3 7'1" x 11'10" (2.18m x 3.62m)**

UPVC window to rear. Radiator. Carpeted.

**Bathroom 8'7" x 6'10" (2.62m x 2.10m)**

UPVC window to front. Spot lights. Shower cubicle with rainwater head and separate shower attachment. Panelled bath with mixer tap. Toilet. Wash hand basin. Shaver point. Extractor fan. Heated towel rail. Fully tiled walls. Tiled flooring.

**Outside**

Front: Pathway leading to front door. Gravel area. Rear: Enclosed by timber fencing and brick wall. Lawn area. Extended patio area. Raised borders. Side access gates. Outside electric socket. Cold water tap.

**Property Postcode**

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

**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: £180 paid to Broadgate Homes  
 Property construction: Brick built  
 Electricity supply: Octopus  
 Solar Panels: Yes owned by the property  
 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 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: Driveway  
 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: B82

### 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

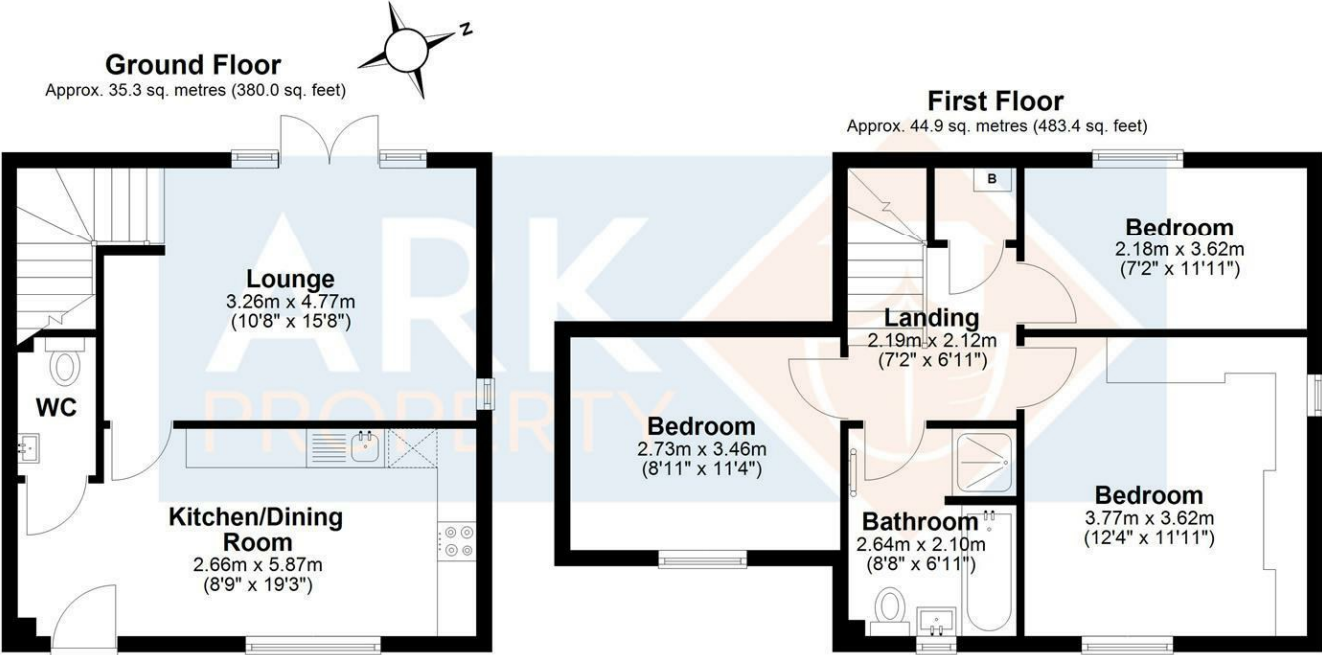
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

### Disclaimer

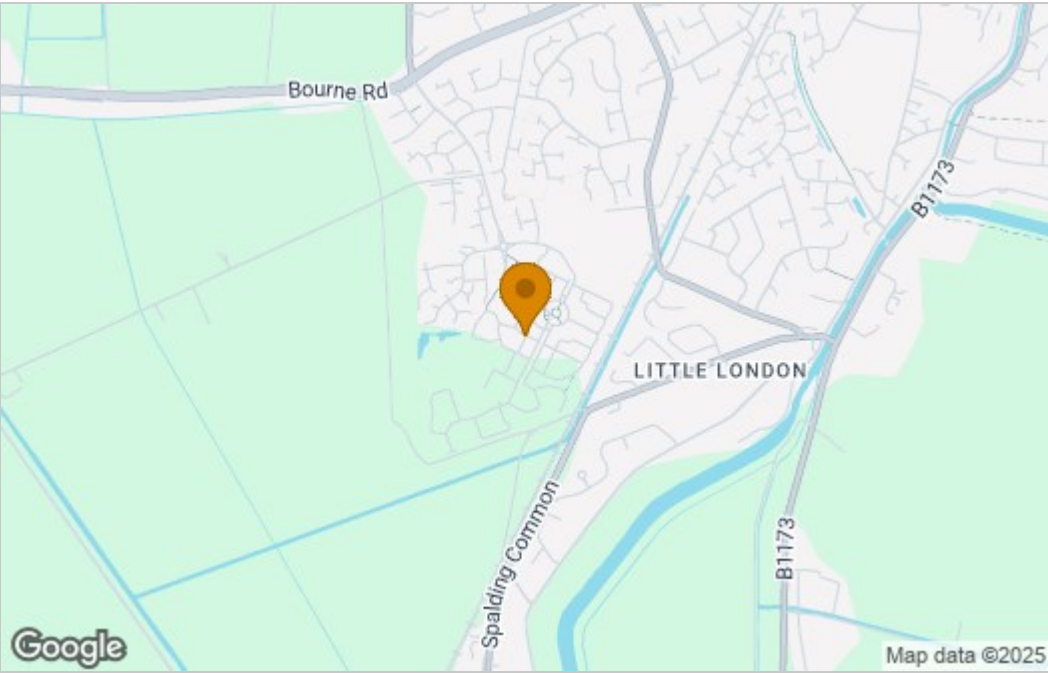
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this 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

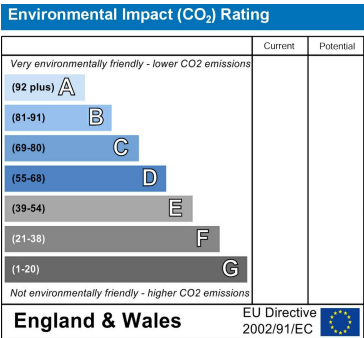
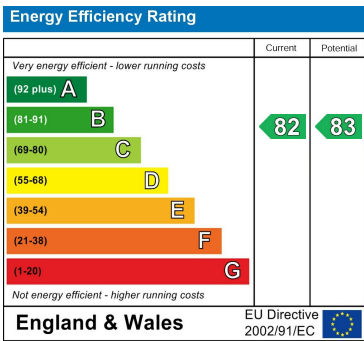


Total area: approx. 80.2 sq. metres (863.4 sq. feet)

Area Map



Energy Efficiency Graph



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