



## 26 Ladywood Road, Spalding, PE11 2DA

**£254,950**

- Well-proportioned three-bedroom detached family home situated in a sought-after residential area of Spalding
- Offered for sale with no onward chain, allowing for a straightforward and speedy purchase
- Spacious and versatile ground floor accommodation including a comfortable lounge, separate dining room, and kitchen with pantry
- Additional utility room with WC, providing practical and convenient extra space
- Off-road parking to the front along with a single garage, offering ample storage and parking options
- Generous rear garden with gated side access, ideal for outdoor entertaining, family use, or further landscaping

A well-presented three-bedroom detached house situated on the popular Ladywood Road in Spalding, offered for sale with no onward chain. This attractive home is ideally located within a sought-after residential area, making it perfect for families or those looking to upsize.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway, a comfortable lounge, a separate dining room, and a fitted kitchen with pantry. There is also a useful utility room with WC. To the first floor, the property offers three bedrooms and a shower room.

Externally, the property benefits from off-road parking to the front, along with a single garage. Gated side access leads to a generously sized rear garden, providing an excellent outdoor space for relaxation or entertaining.

Early viewing is highly recommended to appreciate the space and potential this home has to offer.

**Entrance Porch**

PVC double glazed entrance doors with matching side panels to front. Door opening to hallway.

**Entrance Hall 12'3" x 5'10" (3.74m x 1.80m)**



Coving to ceiling. Radiator. Stairs to first floor landing. Doors to lounge and kitchen.



**Lounge 15'1" x 12'4" (4.62m x 3.77m)**



PVC double glazed window to front. Coving to ceiling. Radiator. Feature fireplace. Opening to dining room.



**Dining Room 11'6" x 9'8" (3.51m x 2.95m)**



Coving to ceiling. Sliding patio doors to rear. Radiator.



**Kitchen 11'6" x 8'6" (3.51m x 2.60m)**



PVC double glazed window to rear. Coving to ceiling. Tiled flooring. Radiator. Built in under stairs storage cupboard. Walk in pantry with fitted shelving. Fitted

with a matching base and eye level units with roll edge work surfaces over. Tiled splash backs. Serving hatch opening to dining room. Sink unit with drainer and mixer tap. Space for fridge/freezer. Space for cooker. Door opening to utility room.



**Utility Room 5'11" x 7'6" (1.82m x 2.29m)**



PVC double glazed door and window to rear. Laminate flooring. Wall mounted electric heater. Door opening to cloakroom. Space and plumbing for washing machine and tumble dryer.

### Cloakroom



PVC double glazed window to rear. Fitted close coupled toilet with push button flush. Wash hand basin.

### First Floor Landing 9'2" x 7'5" (2.81m x 2.27m)



PVC double glazed window to side. Loft access with ladder. Doors to bedrooms and bathroom.

### Bedroom 1 14'1" x 12'4" (4.30m x 3.77m)



PVC double glazed window to front. Coving to ceiling. Radiator. Fitted range of bedroom furniture.



### Bedroom 2 12'8" x 10'11" (3.88m x 3.33m)



PVC double glazed window to rear. Coving to ceiling. Radiator. Fitted wardrobes with built in shelving. Built in airing cupboard with wall mounted gas central heating boiler.

**Bedroom 3 7'4" x 7'5" (2.25m x 2.28m)**



PVC double glazed window to front. Radiator. Laminate flooring.

**Shower Room 6'9" x 7'4" (2.06m x 2.24m)**



PVC double glazed window to rear. Shower cubicle with shower and glass sliding doors. Toilet. Wash hand basin with vanity unit under. Tiled walls. Radiator.



**Outside**



The front of the property has a gravel driveway leading to the single garage. Lawn area with shrub borders.

The rear garden is enclosed by timber fencing. Lawn area with planted borders. Patio seating area. Established trees and bushes. Outside light and cold water tap available.



**Garage 16'4" x 7'10" (5.00m x 2.40m)**

Up and over vehicular door to front. Power and light connected. The vendors have informed that the garage roof felt covering was renewed with heavy duty Torch On Felt in February 2026.

**Property Postcode**

For location purposes the postcode of this property is: PE11 2DA

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Anti-money Laundering (AML) Checks**

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

**Verified Material Information**

Tenure: Freehold

Council tax band: C

Annual charge: No

Property construction: Brick built

Electricity supply: British Gas

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: Driveway and Single Garage

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: D67

**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.

#### Referral & Fee Disclosure

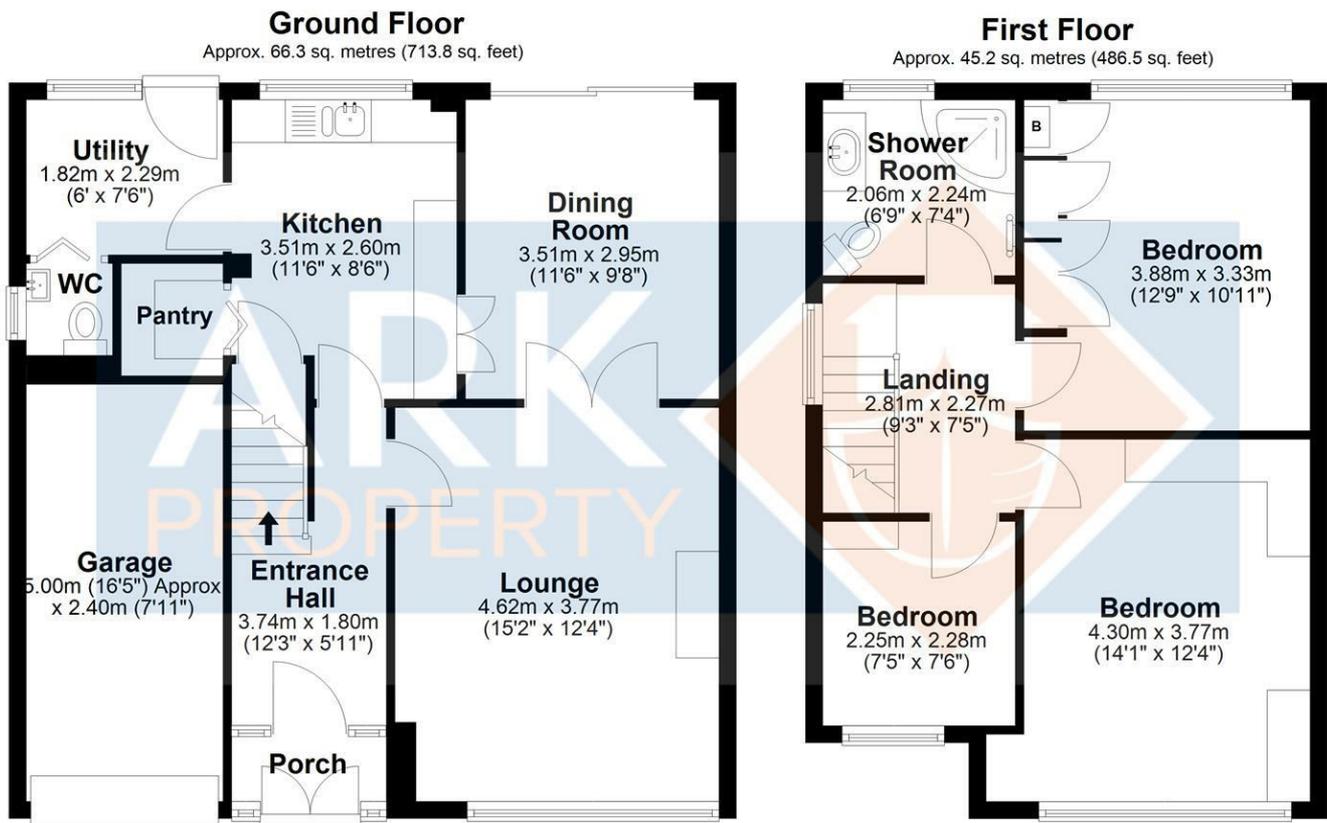
We can also offer full Financial and Solicitor services.

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.

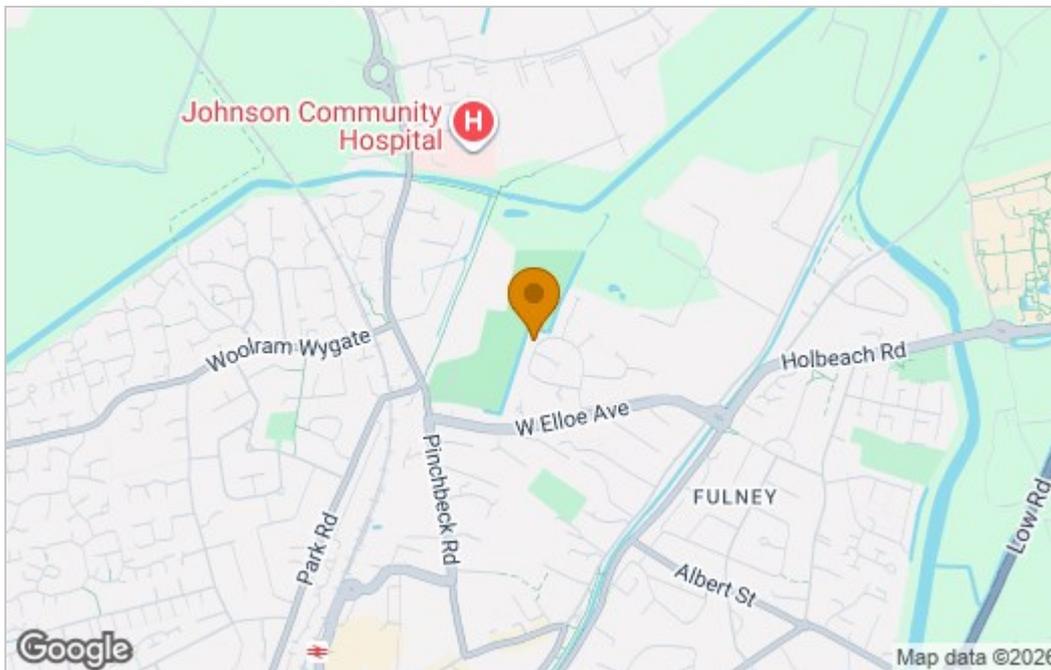
## Floor Plan



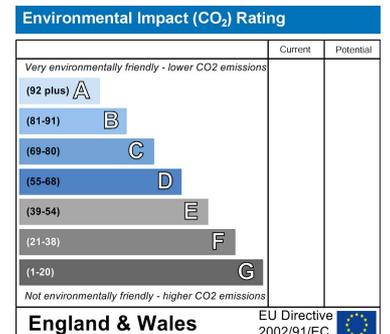
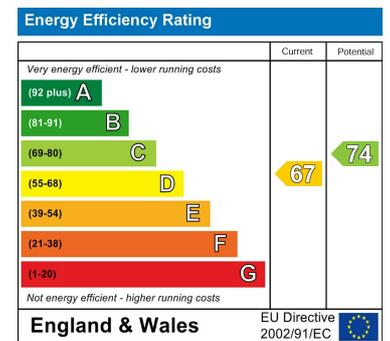
Total area: approx. 111.5 sq. metres (1200.3 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

