

**3 Palin Drive, Spalding, PE11 2GR**

**£160,000**

- Two double bedrooms
- Popular estate location
- Driveway to side
- Good size rear garden
- Nice flowing layout

- Within easy access of local amenities
- No chain
- Priced to sell

Within a short walk of Spalding town centre, this well-presented two-bedroom property has been a fantastic rental investment and is now ready for its new owner.

Situated on the highly sought-after Jelson estate in Spalding, this home would make an ideal first-time purchase or investment opportunity.

The property benefits from a driveway to the side, a pleasant rear garden, and a well-designed layout offering excellent flow throughout.

Early viewing is highly recommended – book yours today.

### Entrance Hall



UPVC door to front. Radiator. Stairs to first landing.

### Cloakroom



UPVC window to front. Two piece suite comprising wash hand basin. Toilet. Radiator.

### Lounge/Dining Room 13'3" x 13'4" (4.06m x 4.07m)



UPVC window to rear. French doors to rear. Two radiators. Under stairs storage cupboard.

### Kitchen 9'8" x 6'0" (2.95m x 1.85m)



UPVC window to front. Fitted with a matching range of base and eye level units with worktops over. Sink unit with mixer tap. Space and plumbing for washing machine. Space for fridge/freezer. Built in electric oven, four ring gas hob with pull out extractor hood over. Radiator.

### First Floor Landing



Loft access. Doors to bedrooms and bathroom.

**Bedroom 1 8'11" x 13'4" (2.72m x 4.07m)**

Two UPVC windows to rear. Radiator.

**Bedroom 2 7'5" x 13'5" (2.28m x 4.09m)**

Two UPVC windows to front. Radiator. Built in storage cupboard.

**Bathroom 6'4" x 5'8" (1.95m x 1.73m)**

Fitted with three piece suite comprising bath with shower attachment over. Toilet. Wash hand basin. Radiator.

**Outside**

The front of the property has a pathway leading to the front door.

The rear garden is enclosed by timber fencing. Lawn area. Patio area.

**Property Postcode**

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

**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

Electricity supply: Mains

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

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: C76

## **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**

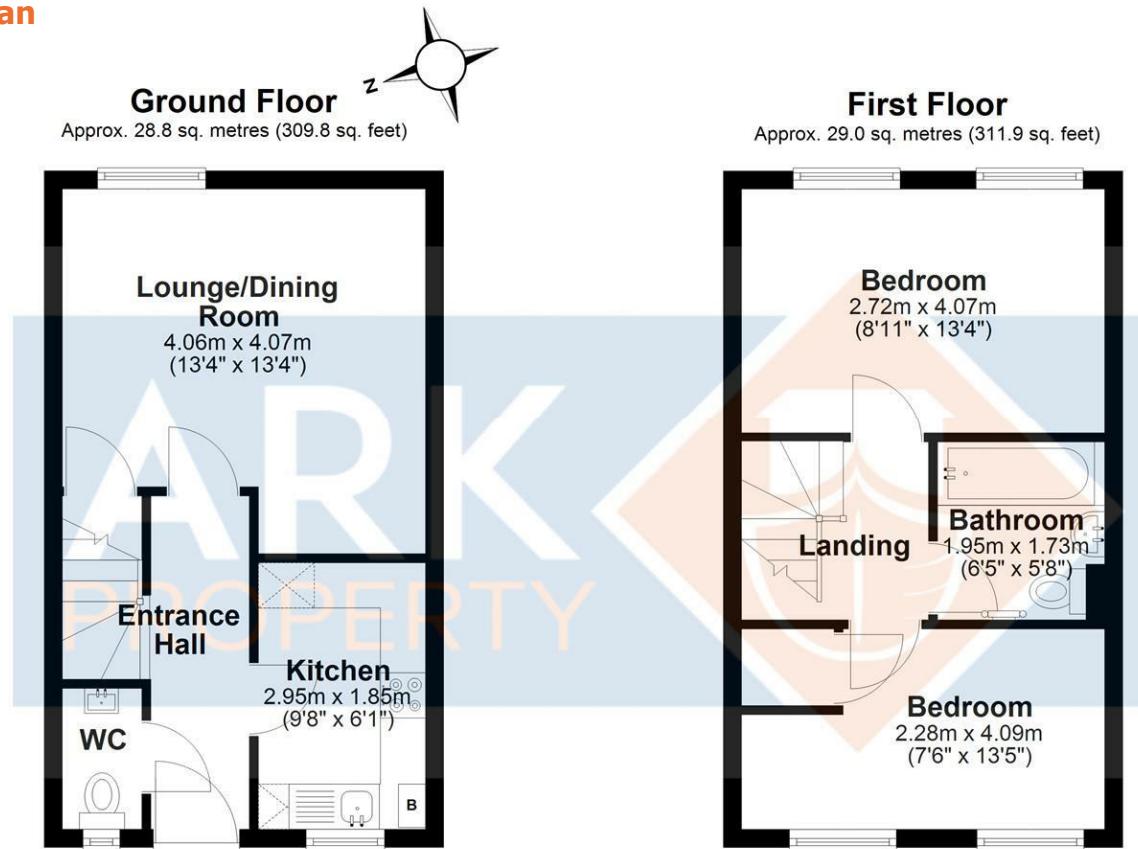
We can also offer full Financial and Solicitor services.

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

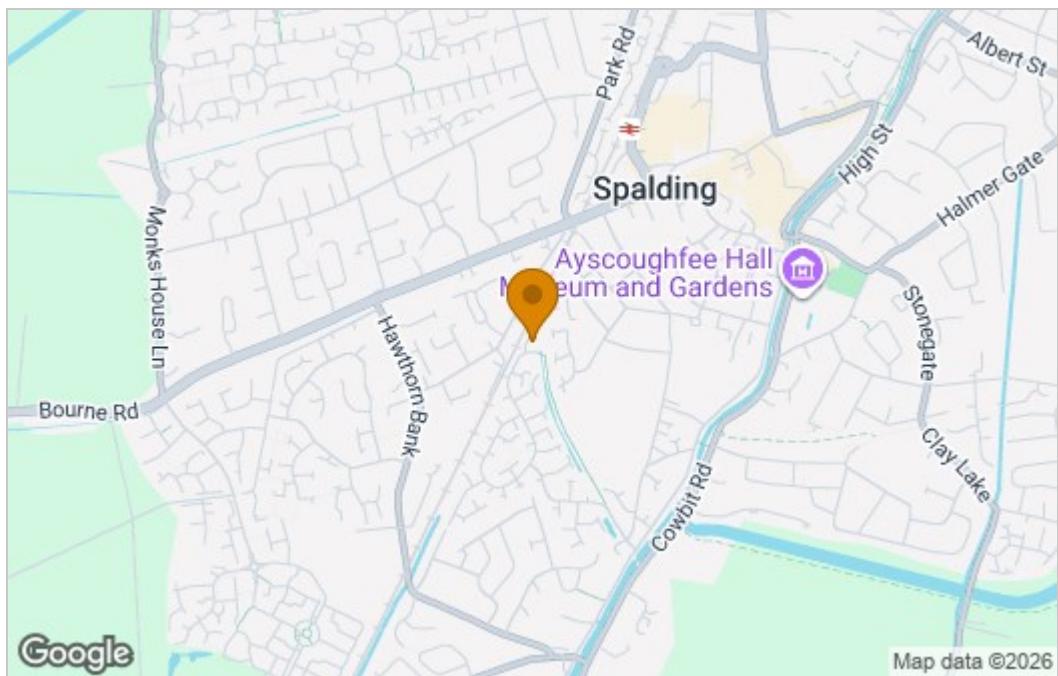
## Floor Plan



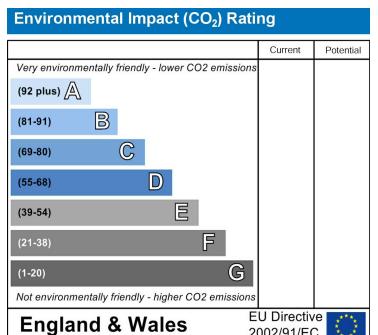
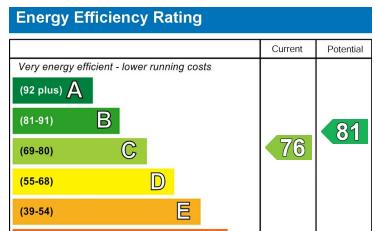
Total area: approx. 57.8 sq. metres (621.7 sq. feet)

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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