

## 11 Rutland Close, Spalding, PE11 1UY

**£210,000**

- In need of modernising throughout
- Large corner plot
- Ample off road parking and garage
- Quiet cul de sac location
- Within walking distance of the town centre
- Potential to add and adapt (stp)
- Traditional Allison layout
- Sold with no chain



**A Real Gem of a Find!**

This traditional Allison design home is brimming with potential. In need of modernisation throughout, it offers the perfect opportunity to put your own stamp on a much-loved style of property.

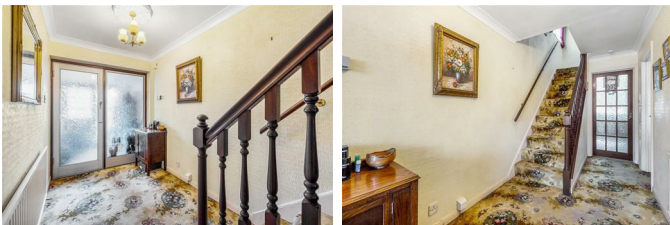
Tucked away on Rutland Close, a quiet cul-de-sac within easy reach of the town centre, the location is as convenient as it is peaceful.

The highlight is the large rear garden, a fantastic space with endless possibilities for transformation.

If you're ready to take on a project and create your dream home, this could be the one. Book your viewing today!

**Entrance Porch 6'1" x 6'6" (1.86m x 2.00m)**

Wooden door and side panel to front. Carpeted.

**Entrance Hall 13'8" x 6'0" (4.18m x 1.85m)**

Aluminium double glazed door to front. Carpeted. Radiator. Stairs to first floor landing.

**Lounge 15'1" x 12'2" (4.62m x 3.73m)**

Window to front. Radiator. Carpeted. Archway through to dining room.

**Dining Room 11'6" x 9'9" (3.52m x 2.99m)**

Sliding aluminium doors into garden. Radiator. Carpeted. Serving hatch to kitchen.

**Kitchen 11'6" x 8'5" (3.52m x 2.59m)**

Window to rear. Matching wall and base units with work surfaces over. Sink unit with drainer and mixer tap over. Space for freestanding cooker with extractor over. Space for fridge/freezer. Space and plumbing for dishwasher. Understairs cupboard. Carpeted.

**Breakfast Room 10'3" x 7'5" (3.14m x 2.28m)**

Sliding patio doors to rear. Carpeted. Radiator.

### Cloakroom



Toilet. Wash hand basin with tiled splash back. Extractor fan. Carpeted.

### Utility Room 7'9" x 7'5" (2.38m x 2.28m)

Wooden door to side. Carpeted. Space and plumbing for washing machine. Space for tumble dryer.

### First Floor Landing 9'1" x 7'4" (2.79m x 2.26m)



Window to side. Carpeted.

### Bedroom 1 14'0" x 10'11" (4.29m x 3.33m)



Window to front. Dado rail. Radiator. Carpeted.

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



Window to rear. Loft access. Radiator. Built in airing cupboard with hot water tank. Carpeted.

### Bedroom 3 8'11" x 7'4" (2.72m x 2.26m)



Window to front. Radiator. Carpeted.



**Bathroom 6'10" x 7'4" (2.09m x 2.25m)**

Window to rear. Carpeted. Panelled bath with shower over. Toilet. Wash hand basin set in vanity unit. Partially tiled walls. Radiator.

**Outside**

Front: Concrete driveway leading to the garage. Gravel area providing additional parking area. Side gated access to the rear garden.  
Rear: Enclosed by fencing and hedging. Well established trees and bushes. Lawn area. Patio area. Timber summer house.

**Garage 16'5" x 8'2" (5.01m x 2.50m)**

Up and over door to front. Power and light connected.

**Property Postcode**

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

**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: C

Annual charge: No

Property construction: Brick built

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: 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: E42

**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**

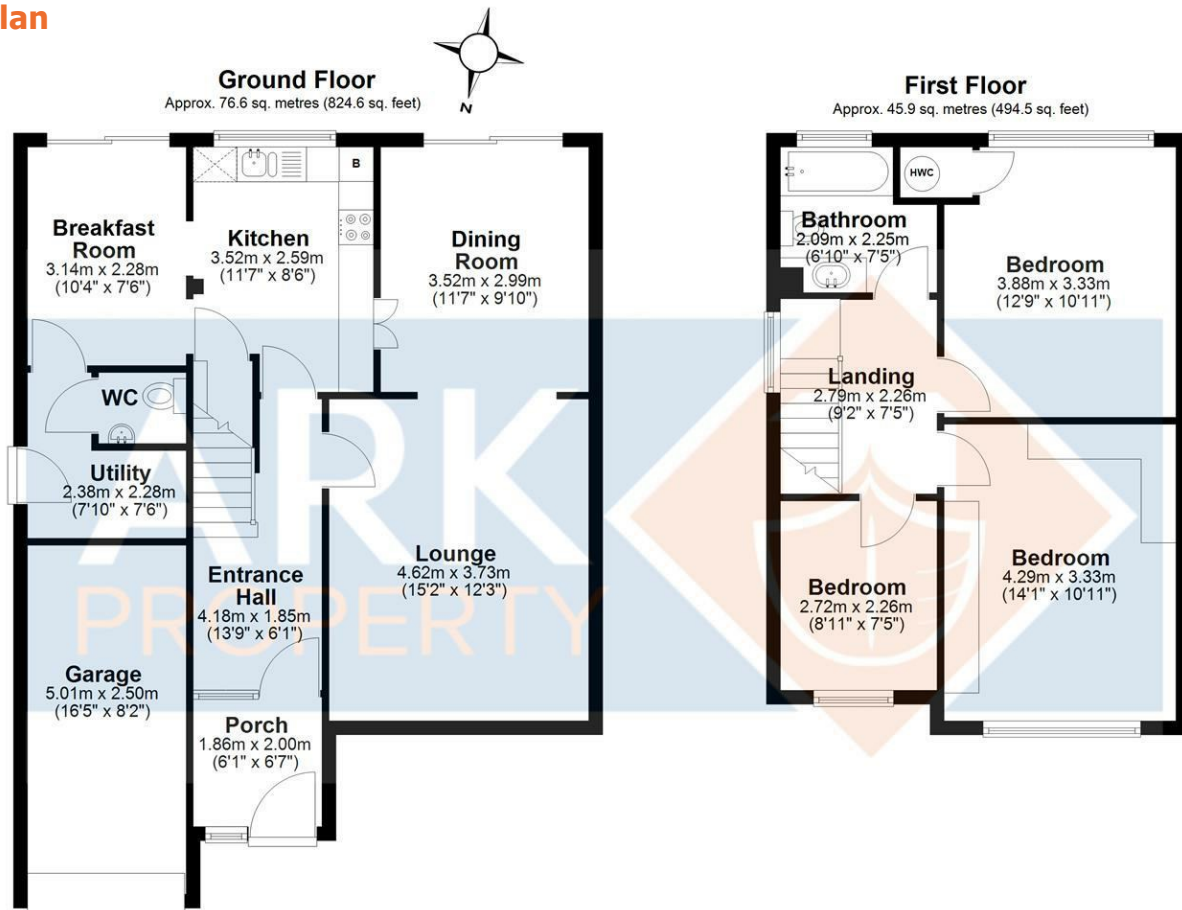
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

### **Disclaimer**

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## Floor Plan



Total area: approx. 122.5 sq. metres (1319.1 sq. feet)

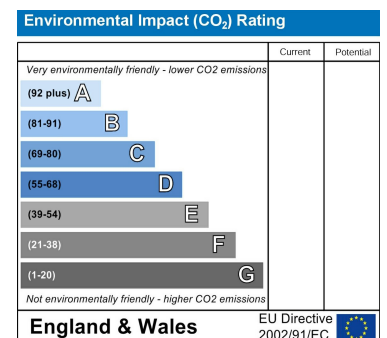
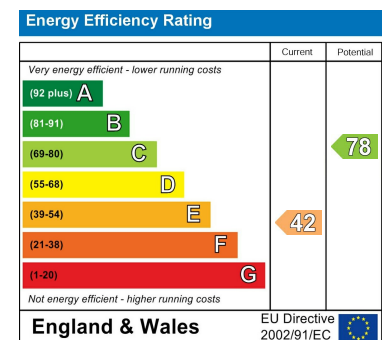
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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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