

**50 Belchmire Lane, Spalding, PE11 4HG**

**£240,000**

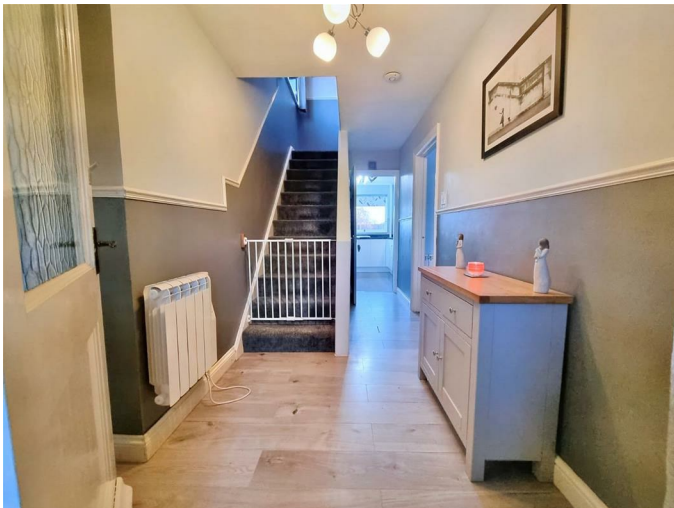
FIELD VIEWS! Immaculate and well presented three bedroom detached family home with garage conversion ideal for a further reception room or bedroom. Large rear garden with field views beyond, extensive off road parking to the front and situated within close proximity to village amenities. The property comprises of entrance porch and hall, family room, living room, dining room, kitchen with pantry, utility room and cloakroom. To the first floor of three bedrooms and shower room. Call today to get your viewing booked in!

**Entrance Porch 6'6" x 2'11" (2.00 x 0.89)**



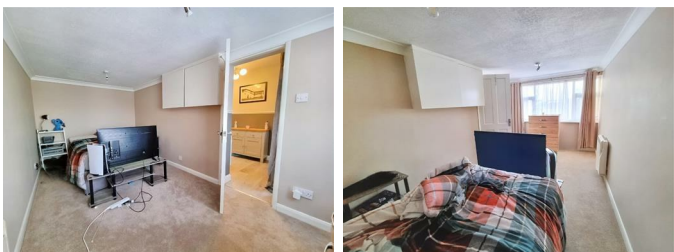
PVCu entrance door, tiled floor, door to:

**Entrance Hall 14'5" x 5'11" (4.41 x 1.81)**



Stairs to first floor, electric radiator, door to lounge, door to kitchen.

**Family Room 15'5" x 7'8" (4.72 x 2.34)**



PVCu double glazed window to front, electric radiator.

**Lounge 15'1" x 12'4" (4.60 x 3.76)**



PVCu double glazed window to front, electric radiator. inset log burner with oak mantel.

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



PVCu double glazed window to rear.

**Kitchen 9'8" x 8'5" (2.95 x 2.57)**



PVCu double glazed window to rear. Fitted with a matching range of base and eye level units. Worktop space with tiled splashback. 1 1/2 bowl ceramic sink with drainer and chrome mixer tap over. Four ring electric hob with extractor hood over. Eye level double oven and grill.

### Pantry



Eye level units with work top space over. Space for fridge and freezer.

### Utility Room 7'4" x 6'0" (2.26 x 1.83)



PVCu double glazed window and door to rear. Worktop space with space for washer and dryer under and eye level units above, electric radiator. Door to cloakroom.

### Cloakroom 4'0" x 3'6" (1.23 x 1.08)

PVCu double glazed window to side. Fitted with toilet and basin set in vanity unit with mixer tap over.

### Landing 9'0" x 7'4" (2.76 x 2.26)



PVCu double glazed window to side. Loft access.

### Bedroom 1 14'0" x 10'11" (4.29 x 3.35)



PVCu double glazed window to front, electric radiator.

### Bedroom 2 12'7" x 11'1" (3.86 x 3.38)



PVCu double glazed window to rear, electric radiator, airing cupboard with built in shelving.

**Bedroom 3 7'8" x 7'4" (2.34 x 2.24)**

PVCu double glazed window to front, electric radiator, built in storage cupboard with shelving.

**Shower Room 7'1" x 7'4" (2.17 x 2.24)**

PVCu double glazed window to rear, fitted with a three piece suite comprising oversize shower with glass screen, thermostatic bar shower and rain fall head. concealed cistern toilet and wash hand basin set in vanity unit. Heated towel radiator, tiled floor and walls, recessed ceiling spotlights, extractor fan.

**Outside**

The property sits well on it's generous plot. To the front of the property is a driveway providing off road parking for multiple vehicles and a lawn with shrub and hedge borders. To the rear is a low maintenance gravelled garden with two sheds and a deck seating area enclosed by hedge and fence borders. There is gated access from front to rear, outside power and water.

**Additional Information**

Freehold with vacant possession on completion.  
HEATING: Electric

**PLEASE NOTE:**

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**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 firms employment has authority to make or give representation or

warranty in respect of the property. These details are subject to change.

#### **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 with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations. The business will perform a Money Laundering Check as part of its Money Laundering Policy and this will be performed via Veriphy.

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 your funds from your solicitor.

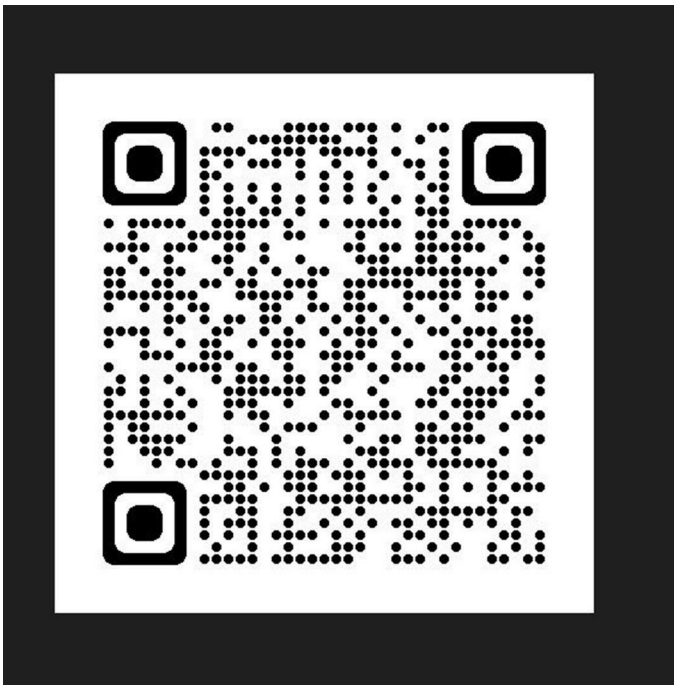
#### **Property Postcode**

For location purposes the postcode of this property is: PE11 4HG.

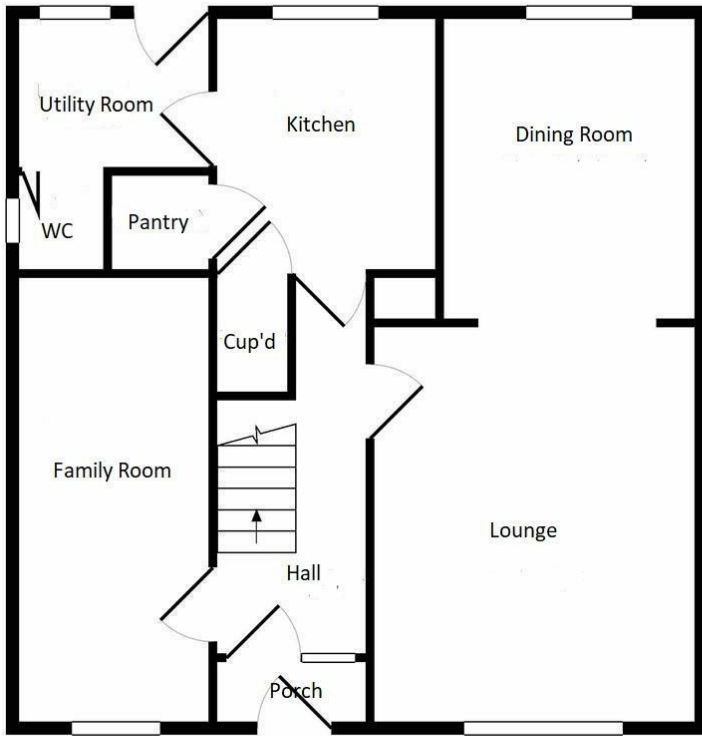
#### **Viewing Arrangements**

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.

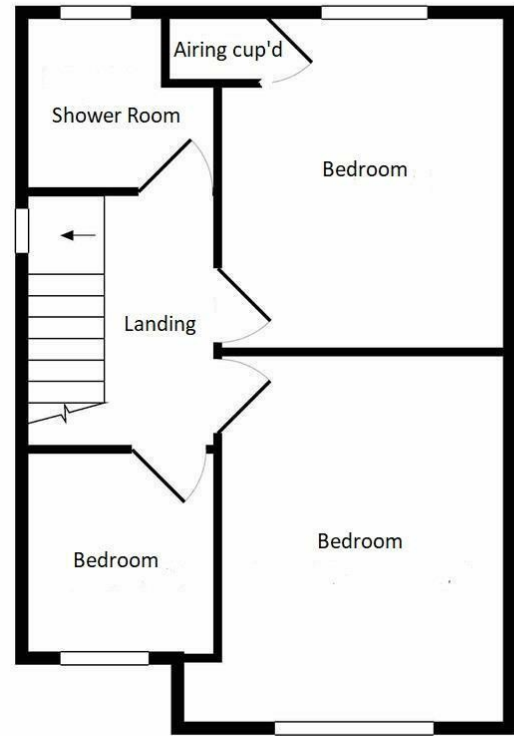
#### **Video Tour (Scan Here)**



**Floor Plan**



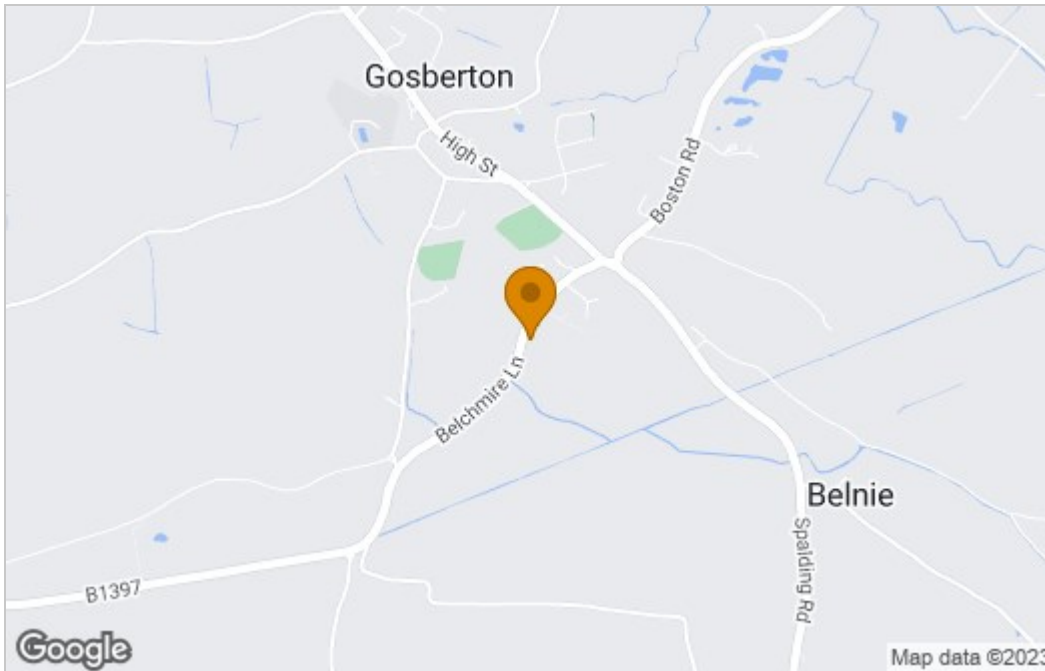
GROUND FLOOR



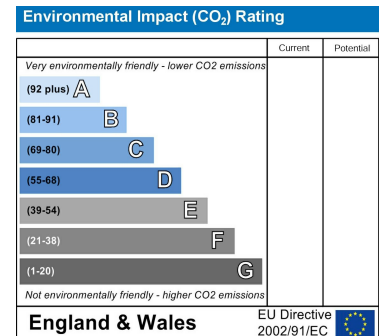
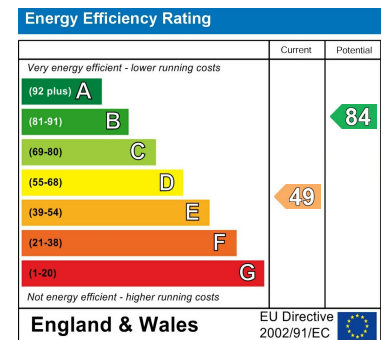
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Area Map**



**Energy Efficiency Graph**



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