



## 9 Ladywood Road, Spalding, PE11 2DA

**Offers Around £294,000**

- In need of modernising throughout
- Popular estate location
- Original Allison design property
- Four good size bedrooms
- Newly fitted Upvc windows
- Within easy access to local amenities
- Nice size plot
- No forward chain

### A Home with Potential in a Prime Location

Situated just off the sought after West Elloe area, this spacious home offers the perfect blend of location and opportunity. Ideally positioned within walking distance to local schools and the town centre, it's an excellent choice for families or anyone seeking convenience.

Set on a generous plot, the property boasts well proportioned rooms and a natural flow throughout. While the home would benefit from modernisation, it presents a fantastic opportunity to create a space tailored to your taste and lifestyle.

With no onward chain, this is your chance to secure a home in a popular location and truly make it your own

### Entrance Hall

UPVC door with side panel either side to front. Radiator. Stairs to first floor.

### Lounge 20'10" x 11'11" (6.36m x 3.64m)



UPVC window to front and rear. Electric fire with surround. Two radiators. Carpeted.

### Dining Room 10'4" x 10'0" (3.15 x 3.07)



UPVC window to front. Radiator. Carpeted. Serving hatch.

### Kitchen/Diner 10'1" x 17'0" (3.09 x 5.20)



UPVC window to rear. Matching wall and base units with work top over. Stainless steel sink drainer with mixer tap over. Gas hob with extractor over. Electric oven. Radiator. Wood effect flooring. Pantry cupboard with shelving. Understairs cupboard.

### Rear Lobby

UPVC window to rear. UPVC door to rear. Electric heater. Wood effect flooring.

**Utility Room 6'4" x 11'3" (1.95 x 3.45)**



UPVC window to side. Base units with worktop over. Space and plumbing for washing machine. Space for tumble dryer. Stainless steel sink drainer. Radiator. Partially tiled walls.

**Cloakroom 3'10" x 6'2" (1.18 x 1.88)**



UPVC window to side. Partially tiled walls. Wash hand basin. Toilet. Wood effect flooring. Electric heater.

**First Floor Landing**



UPVC window to front. Loft access. Carpeted.

**Bedroom 1 10'7" x 11'11" (3.24 x 3.65)**



UPVC window to front. Radiator. Carpeted.

**Bedroom 2 11'3" x 10'7" (3.43 x 3.25)**



UPVC window to front. Radiator. Laminate wood flooring.

**Bedroom 3 9'10" x 11'11" (3.02 x 3.65)**



UPVC window to rear. Radiator. Carpeted.

**Bedroom 4 9'4" x 10'8" (2.85 x 3.26)**



UPVC window to rear. Radiator. Laminate wood flooring. Airing cupboard.

**Bathroom 5'6" x 7'1" (1.68 x 2.18)**



UPVC window to rear. Bath with shower over. Fully tiled walls. Radiator. Wash hand basin. Toilet.

**Outside**



Front: Concrete double width driveway providing off road parking. Lawn area. Side gated access to the rear garden. Pathway leading to front door.

Rear: Fully enclosed by timber fencing. Pathway leading around the property to a patio area. Lawn area. Raised bedding area. Additional side garden area.

**Double Garage 16'6 x 16'3 (5.03m x 4.95m)**

Twin up and over vehicular doors. Power and light connected.

**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.

**Verified Material Information**

Tenure: Freehold

Council tax band: D

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 Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice but None over Data. Vodafone is Limited over Voice but None over 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 Double 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: E52

### **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.

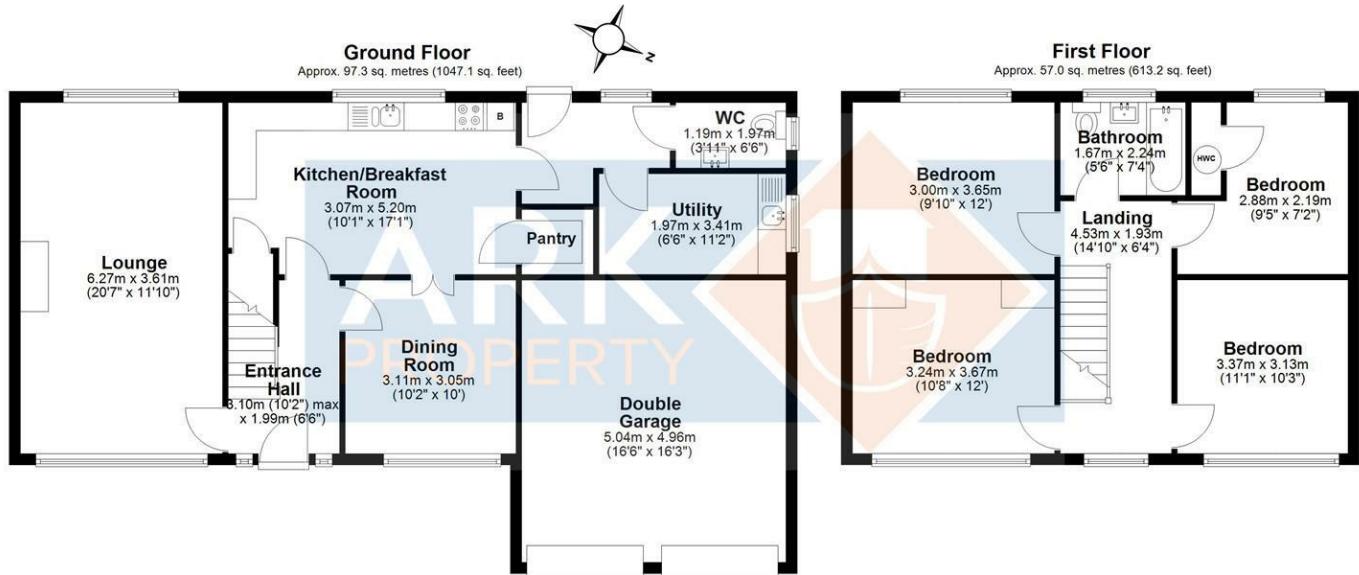
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **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

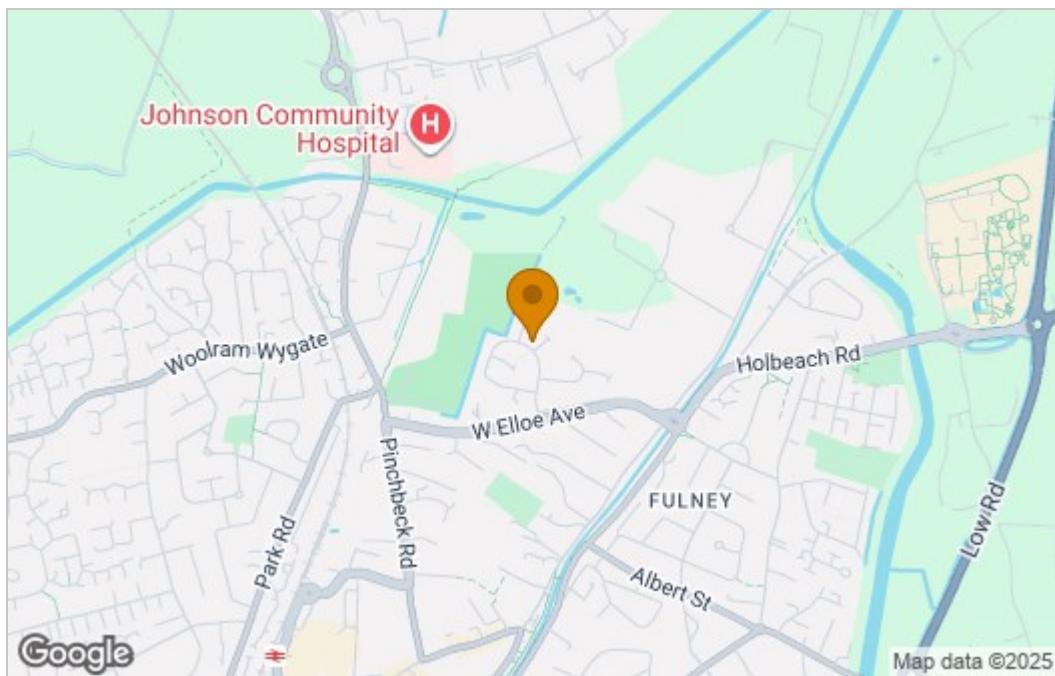
statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan

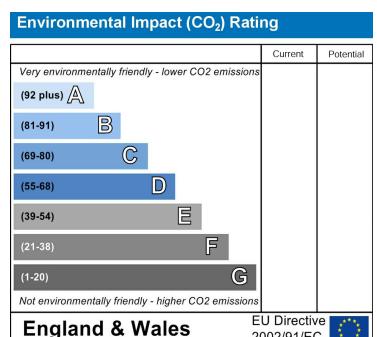
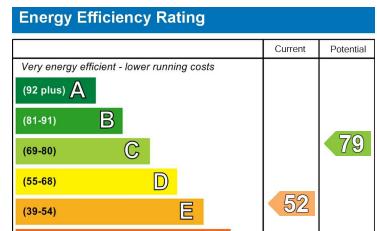


Total area: approx. 154.3 sq. metres (1660.3 sq. feet)

## Area Map



## Energy Efficiency Graph



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