



## 49 Woodrow Place, Spalding, PE11 1BF

**£159,833**

- Two-bedroom mid-terrace home in a sought-after Spalding location.
- Spacious lounge and fitted kitchen with ground floor WC.
- Modern family bathroom and well-proportioned bedrooms.
- Allocated parking space to the front of the property.
- Enclosed landscaped garden with patio seating area and artificial lawn.
- Ideal for first-time buyers or investors looking for a low-maintenance home



Two Bedroom Terrace – Woodrow Place, Spalding. Located in a popular residential area, this well-presented two bedroom terrace offers comfortable modern living. The ground floor features a welcoming lounge, fitted kitchen, and convenient WC. Upstairs, a landing leads to two bedrooms and a family bathroom. Outside, the property benefits from allocated parking to the front, while the enclosed landscaped rear garden boasts a generous patio and low-maintenance artificial lawn – perfect for relaxing or entertaining.

**Lounge 12'9" x 9'10", 282'1" (3.91m x 3.86m)**



UPVC double glazed entrance door to front. UPVC double glazed window to front. Radiator. Coving to ceiling. Stairs leading to first floor landing.



**Kitchen 12'7" x 9'6" (3.86m x 2.90m)**



UPVC double glazed window and door to rear. Fitted with a matching range of base and eye level units with worktop space over. Sink with mixer tap over and tiled splashbacks. Integrated fridge/freezer, Integrated dishwasher. Four ring electric hob with extractor hood over and electric oven and grill under. Integrated washer dryer. Door to WC.



### Cloakroom



Fitted with a two piece suite comprising pedestal wash hand basin with tiled splash back. Toilet. Extractor fan.

### First Floor Landing



Coving to ceiling. Doors to bedrooms and bathroom.

### Bedroom 1 12'7" x 7'10" (3.86m x 2.41m)



UPVC double glazed window to rear. Coving to ceiling. Radiator. Carpeted.



### Bedroom 2 8'9" x 7'8" (2.67m x 2.36m)



UPVC double glazed window to front. Coving to ceiling. Radiator. Built in wardrobe. Loft access. Carpeted.





**Bathroom 6'3" x 5'6" (1.91m x 1.70m)**



Coving to ceiling. Fitted with a three piece suite comprising bath, pedestal wash hand basin with tiled splash back and toilet. Extractor fan. Shaver point. Radiator.

## Outside



There is allocated parking to the front of the property.

Rear gated access leads to the garden which is enclosed by timber fence with artificial lawn and patio seating area. There is a timber storage shed, outside lighting and cold water tap.



**Parking**

Allocated parking available plus shared visitor spaces.

**Property Postcode**

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

**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: Allocated parking. 1 Designated space, 2

shared guest spaces within 5 shared space area.

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: C79

**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 firms employment



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

PLEASE NOTE: This property is being sold as per the South Holland Low Cost Housing Scheme. All applicants will need to contact South Holland District Council to check they qualify for the scheme.

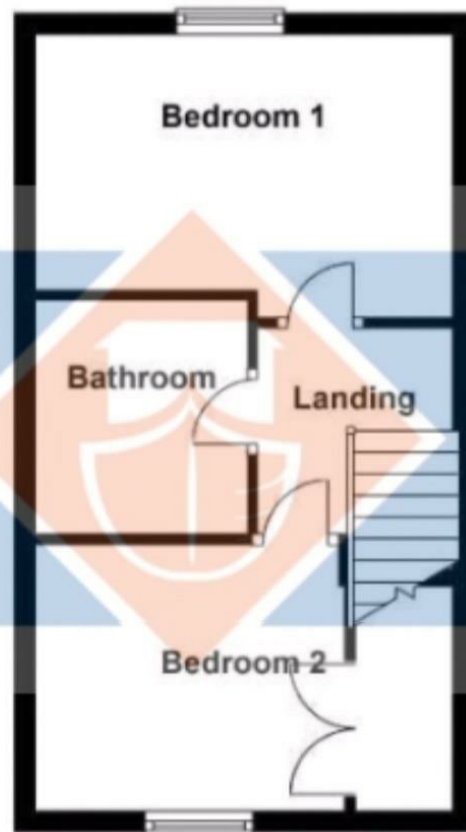


## Floor Plan

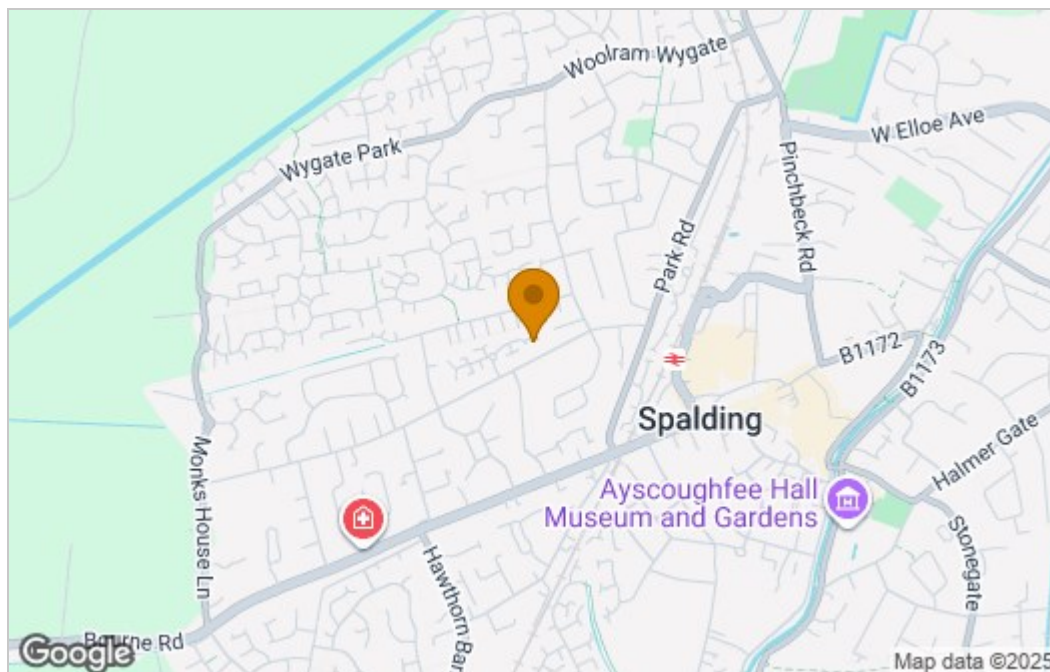
## Ground Floor



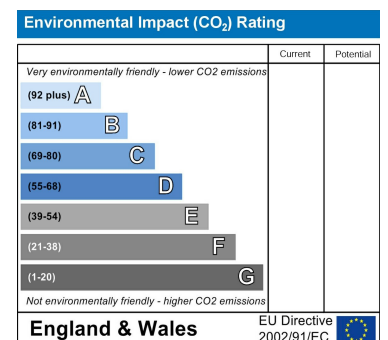
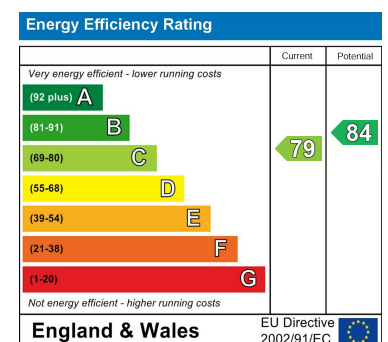
## First Floor



## 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>

