



## 1 Mears Court, Spalding, PE11 1WL

**£225,000**

Immaculate three bedroom semi detached town house positioned on the popular residential estate of St Johns Circus. Benefiting from car port providing off road parking, enclosed rear garden with patio area ideal for seating and entertaining and close by to Spalding Town Centre offering all amenities. The property comprises of entrance hallway, cloakroom and utility area and bedroom three, the first floor offers open plan living room and kitchen and a further cloakroom. To the second floor is two generous sized bedrooms and family bathroom. Viewing is highly advised to appreciate what this property has to offer.

**Entrance Hall 14'6" x 13'11" max (4.42m x 4.26m max)**



Composite part glazed entrance door. Coving to skimmed ceiling with recessed ceiling spotlights. Stairs to first floor with under stairs cupboard. Radiator. Composite part glazed door to garden. Door to:

**Utility cloakroom 6'6" x 5'9" (1.99m x 1.77m)**



PVCu double glazed window to side aspect. Coving to textured ceiling. Fitted close coupled toilet and wash hand basin with chrome mixer tap over. Eye level units and worktop space with space under for washing machine and tumble dryer. Chrome heated towel rail. Wall mounted gas central heating boiler.

**Bedroom 3 7'0" x 10'4" max (2.14m x 3.17m max)**



PVCu double glazed window to side aspect. Coving to textured ceiling. Radiator.

**1st floor landing 6'9" x 9'8" (2.07m x 2.97m)**



PVCu double glazed window to rear elevation. Coving to textured ceiling. Radiator. Door to cloakroom and door to kitchen/diner. Stairs to second floor.

**Cloakroom 7'10" x 29'1" (2.39m x 8.89m)**



PVCu double glazed window to front elevation. Coving to textured ceiling. Radiator. Fitted close coupled toilet and wash hand basin with chrome mixer tap over. Built in solid wood shelving.

## Open Plan Kitchen Living Room 13'11" x 23'1" (4.26m x 7.05m)



PVCu double glazed windows to front and side elevation. Fitted with a matching range of base and eye level units. Worktop space with upstand and metro tiled splashback and cooker splashback. Four ring electric hob with stainless steel extractor hood over and electric oven under. Composite sink and drainer with chrome mixer tap over. Space for dishwasher and fridge freezer. Radiator.

## Kitchen Area



PVCu window to front elevation. Fitted with a matching range of base and eye level units. Worktop space with upstand and metro tiled splashback and cooker splashback. Four ring electric hob with stainless steel extractor hood over and electric oven under. Composite sink and drainer with chrome mixer tap over. Space for dishwasher and freestanding fridge freezer. Radiator.



## Living Area



PVCu windows to front and side elevation. Radiator.

## Second Floor Landing 7'10" x 6'9" (2.40m x 2.07m)



PVCu double glazed window to rear elevation. Radiator. Coving to textured ceiling with recessed ceiling spotlights and loft access. Over stairs storage cupboard. Doors to bedrooms and bathroom.

## Bedroom One 10'1" x 13'0" (3.08m x 3.97m)



PVCu double glazed window to side elevation. Radiator. Coving to textured ceiling.



### Bedroom Two 10'1" x 9'6" (3.08m x 2.92m)



PVCu double glazed windows to front and side elevation. Radiator. Coving to textured ceiling.

### Family Bathroom 8'10" x 6'8" (2.70m x 2.05m)



PVCu double glazed window to rear elevation. Fitted matching four piece suite comprising bath with chrome wall mounted mixer tap over. Wash hand basin with chrome mixer tap over and set in vanity unit with drawer storage under. Close coupled toilet. Oversize single shower cubicle with mains rainfall shower and hand held attachment. Anthracite heated towel rail. Full height tiling to all walls, underfloor heating. Skimmed ceiling with recessed ceiling spotlights and extractor fan.

### Exterior



Pathway leading to the entrance door with graveled area enhancing. Car port providing off road parking and gated access leading to the rear garden. Fully enclosed rear garden, mainly being laid to lawn with decking area ideal for seating and entertaining.



### Property Postcode

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

Council Tax Band: C

### Additional Information

Freehold with vacant possession on completion. This property benefits from 2 solar panels that are owned. The vendors benefit from a feed in tariff at present. Details available on request.

Direct fibre line to the property

Boarded loft space with sockets and lighting

### PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Viewing

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.

### Offers 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.

### **Ark Property Centre**

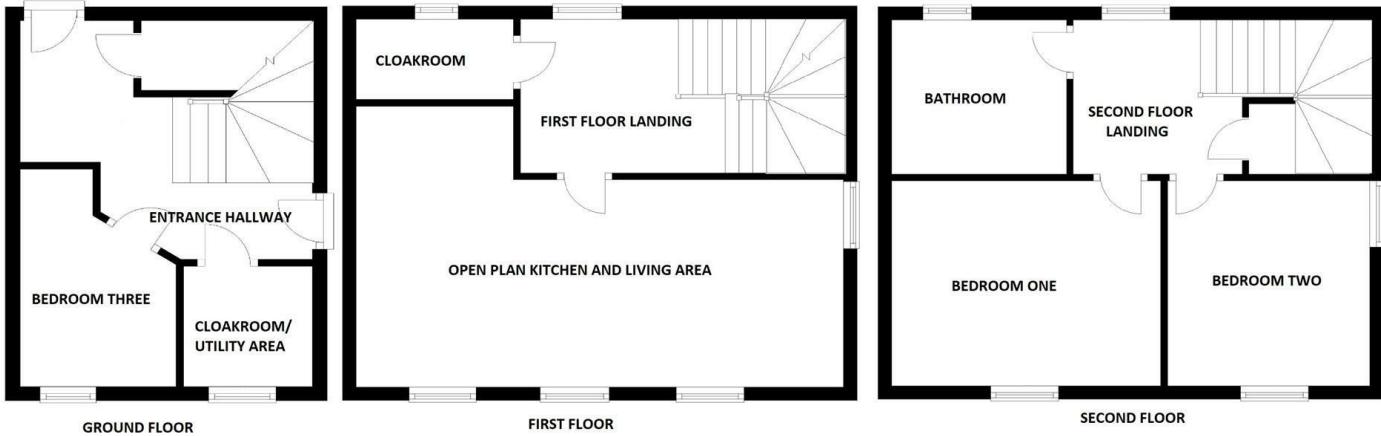
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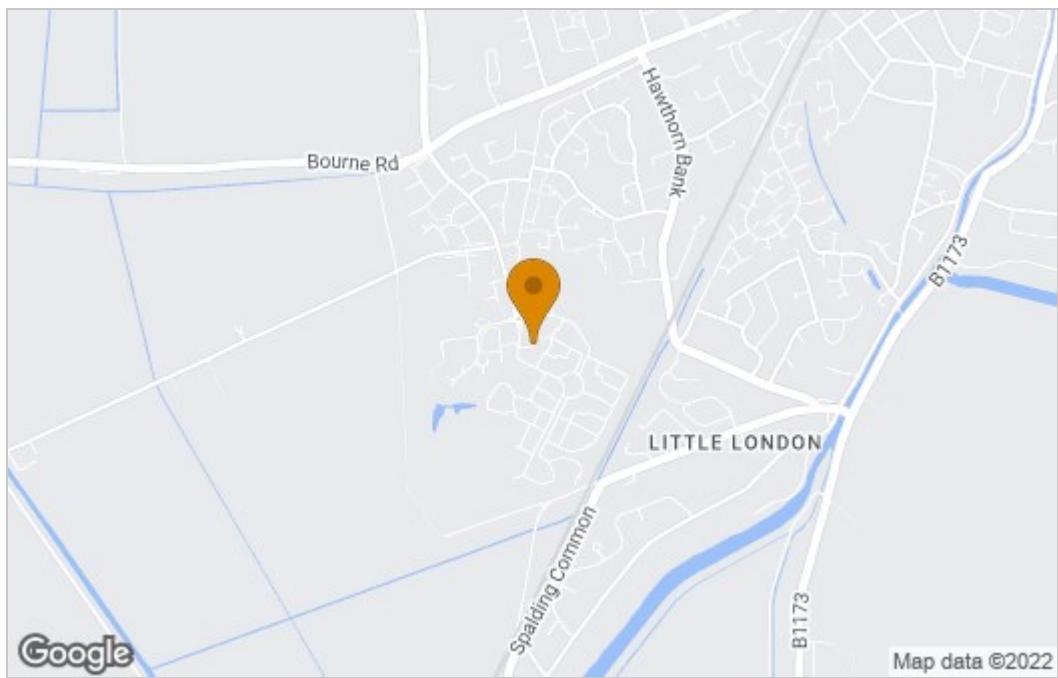
### **Disclaimer**

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



## Area Map



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## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

