



## 36 Willesby Road, Spalding, PE11 2AX

**£200,000**

- Three-bedroom semi-detached home in a quiet cul-de-sac location on Willesby Road, Spalding
- Recently renovated with a brand-new kitchen, bathroom, flooring, and fresh décor throughout
- Landscaped gardens, ideal for outdoor relaxation and entertaining
- EICR and Gas Safety Check completed, ensuring the home is safe and compliant
- No onward chain – move-in-ready with immediate availability
- Perfect for first-time buyers, families, or investors seeking a turnkey property in a peaceful setting

**Well-Presented 3-Bedroom Semi-Detached Home – Willesby Road, Spalding.**

Located in a quiet cul-de-sac on Willesby Road, this beautifully updated three-bedroom semi-detached property is offered with no onward chain and is ready for immediate occupation. The home has recently undergone a comprehensive scheme of improvements, including a newly fitted kitchen and bathroom, fresh décor and flooring throughout, and landscaped gardens.

With both an EICR and gas safety check recently completed, this property presents a fantastic opportunity for first-time buyers, families, or investors seeking a move-in-ready home in a peaceful location.

**Entrance Hall 3'6" x 3'4" (1.09m x 1.02m)**

Composite glazed entrance door. Skimmed ceiling, Radiator. Wall mounted electric consumer unit. Laminate flooring. Stairs to first floor landing.

**Lounge 12'11" x 13'7" (3.96m x 4.16m)**



PVC double glazed windows to front. Skimmed ceiling. Laminate flooring. Radiator. Built in understairs storage cupboard.

**Kitchen/Diner 7'9" x 16'9" (2.38m x 5.11m)**

PVC double glazed windows and door to rear. Skimmed ceiling with recessed spot lighting. Laminate flooring. Radiator. Fitted with a matching range of base and eye level units. Roll edge work surface with tiled splash back. Four ring electric hob with stainless steel extractor hood over. Electric oven and grill under. Stainless steel sink drainer with chrome mixer tap over. Integrated fridge/freezer. Space and plumbing for washing machine.

**First Floor Landing 8'3" x 7'3" (max) (2.53m x 2.21m (max))**

Skimmed ceiling. Loft access. Doors to bedrooms and bathroom.

**Bedroom 1 10'1" x 10'3" (3.08m x 3.13m)**



PVC double glazed windows to front. Skimmed ceiling. Radiator.

**Bedroom 2 10'11" x 9'0" (3.33m x 2.75m)**



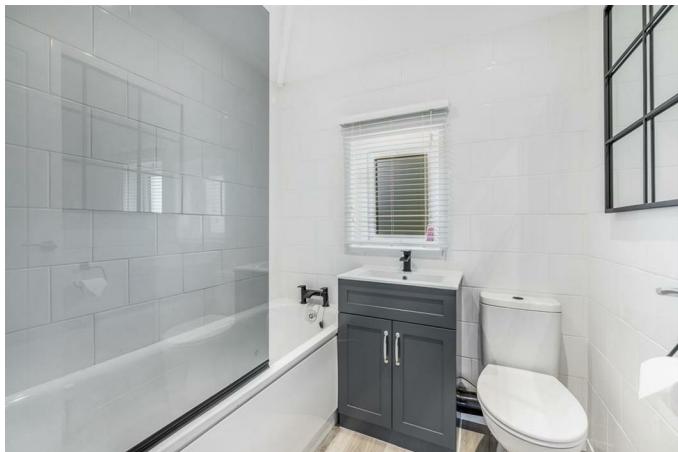
PVC double glazed window to rear. Skimmed ceiling. Radiator. Built in wardrobe.

**Bedroom 3 8'0" x 7'6" (2.45m x 2.29m)**



PVC double glazed window to rear. Skinned ceiling. Radiator.

**Bathroom 5'11" x 6'1" (1.81m x 1.86m)**



PVC double glazed window to front. Skinned ceiling. Recessed spot lighting. Laminate flooring. Radiator. Fitted bath with mixer tap and electric shower. Close coupled toilet with push button flush. Ceramic wash hand basin with mixer tap set in vanity unit with built in storage.

**Outside**



To the front of the property is a low maintenance gravel area with concrete path leading to the front door. Side gated access leads to the rear garden. The rear garden is enclosed by timber fencing. Laid to lawn with generous patio seating area. Outside lighting. Cold water tap. Timber storage shed.

**Property Postcode**

For location purposes the postcode of this property is: PE11 2AX

**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: Octopus

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: Off road parking, but no dropped curb.

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: D65

### **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**

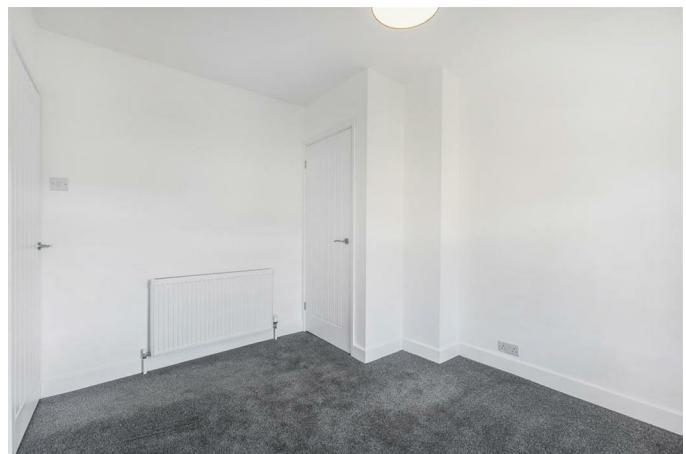
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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.

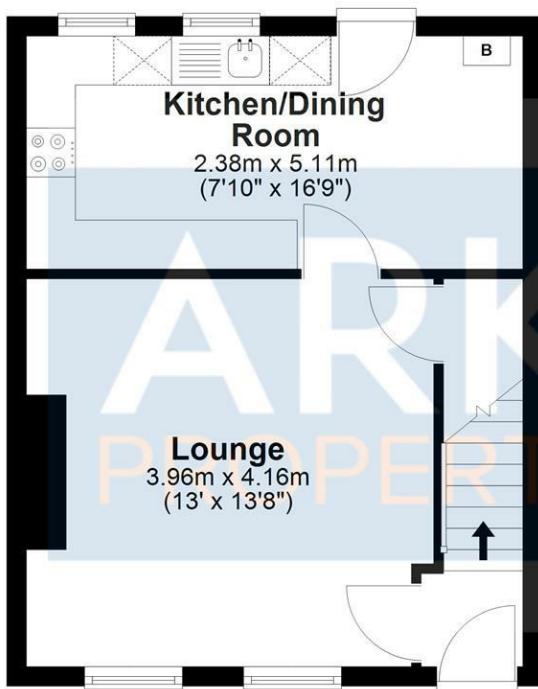




## Floor Plan

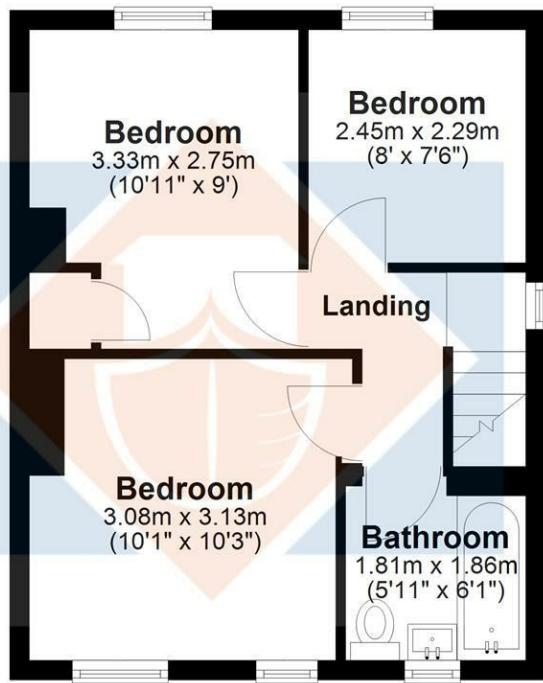
### Ground Floor

Approx. 32.7 sq. metres (352.5 sq. feet)



### First Floor

Approx. 33.1 sq. metres (356.0 sq. feet)

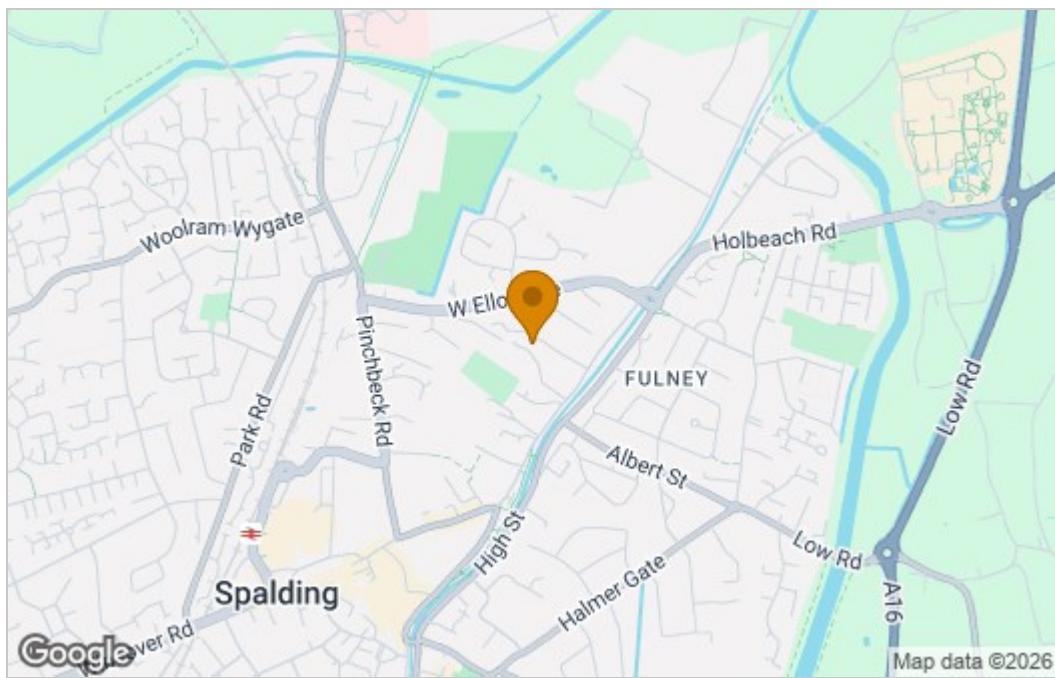


Total area: approx. 65.8 sq. metres (708.5 sq. feet)

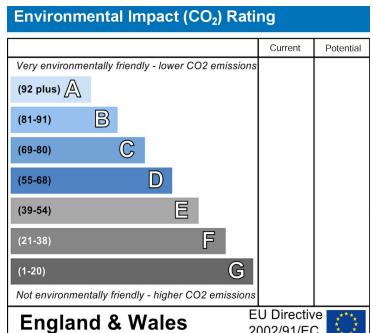
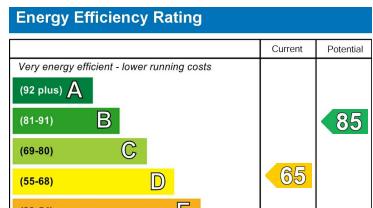
All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.

Plan produced using PlanUp.

## 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 firms 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>