

67 Hannam Boulevard, Spalding, PE11 1LB

£185,000

Ark Property Centre are delighted to offer for sale this much improved three bedroom semi-detached home on the popular Hannam Boulevard in Spalding. Having undergone a recent scheme of improvements this property is offered for sale in excellent order and vacant with no onward chain. Contact Ark for more information!

Entrance Hall 3'2" x 3'11" (0.99m x 1.20m)

PVCu double glazed entrance door, skimmed ceiling, radiator, laminate flooring, stairs to first floor, door to lounge.

Lounge 12'6" x 12'5" (3.83m x 3.79m)



PVCu double glazed window to front, coving to skimmed ceiling, laminate flooring, brick feature fireplace, radiator. Opening to:

Kitchen Diner 20'4" x 10'8" (6.20m x 3.26m)



PVCu double glazed windows to rear and side, PVCu double glazed door to rear, coving to skimmed ceiling with recessed ceiling spotlights to kitchen area, pendant light to dining area, laminate flooring, radiator, wall mounted gas central heating boiler, under stairs cupboard. Fitted with a matching range of base and eye level units, four ring gas hob with integrated electric oven and grill under and extractor hood over, stainless steel sink and drainer with chrome mixer tap over, space and plumbing for washing machine, space for fridge freezer.

Bathroom 8'9" x 4'10" (2.69m x 1.49m)



PVCu double glazed window to rear, skimmed ceiling with recessed ceiling spotlights, radiator. Fitted panel bath with chrome mixer taps over, hand held shower attachment and glass shower screen, pedestal wash hand basin with chrome mixer tap over and close coupled toilet with push button flush.

Landing 7'3" x 2'3" (2.21m x 0.70m)

PVCu double glazed window to side, doors to bedrooms one, two and three.

Bedroom One 12'5" x 12'4" (3.80m x 3.76m)



PVCu double glazed bay window to front, skimmed ceiling, radiator. Built in storage cupboard, full height sliding door built in wardrobes.

Bedroom Two 9'9" x 7'11" (2.98m x 2.43m)

PVCu double glazed window to rear, skimmed ceiling, radiator.

Bedroom Three 7'7" x 8'7" (2.32m x 2.62m)

PVCu double glazed window to rear, skimmed ceiling, radiator.

Outside



The property can be accessed off Hannam Boulevard and benefits from off road parking to the front. Side gated access leads to the rear garden which is laid to lawn and enclosed by timber fencing. There is a concrete hardstanding area and further paved area with timber storage shed.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: A

PLEASE NOTE:

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

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.

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.

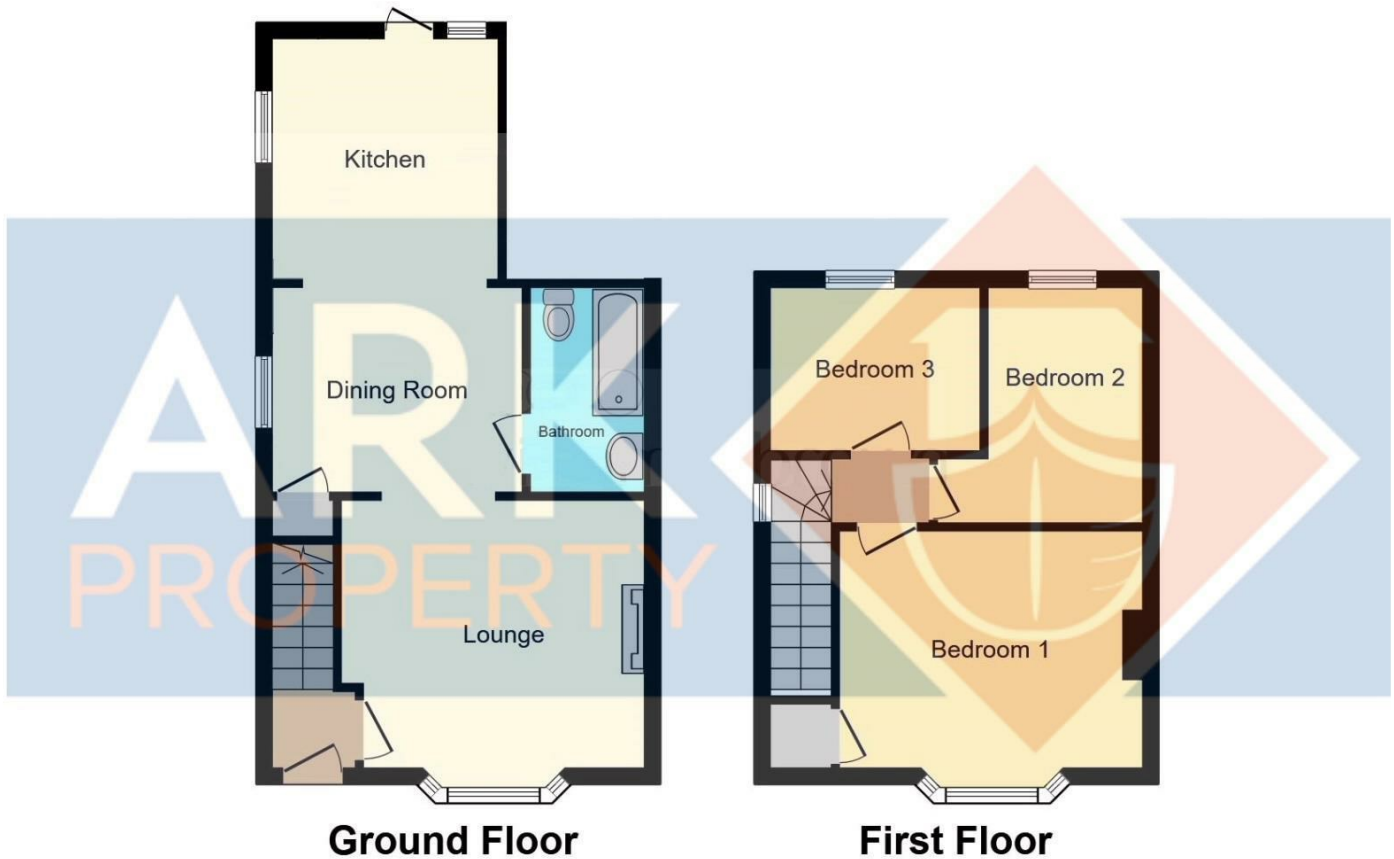
Property Postcode

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

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.

Floor Plan



Area Map



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

