



## 62 St Thomas Road, PE11 2XT

**£400,000**

- Double fronted detached family home
- Four generous sized bedrooms one with en-suite
- Gravelled driveway providing ample off road parking
- Enclosed large south westerly rear garden
- Within close proximity of the town centre
- Grand entrance hall with original features
- Open plan kitchen breakfast with island
- Three well proportioned reception rooms
- Character and charm all the way through
- Must view to be truly appreciated

A rare opportunity to buy a beautifully restored Victorian property located within a short walk of the town. This stunning home offers three spacious reception rooms and a real show stopping kitchen. The property boasts four double bedrooms, with the main bedroom enjoying a luxurious en-suite featuring a freestanding bath, giving it a truly boutique feel. Set on a generous plot with great outdoor space, this is a home full of style, character and wow-factor, fancy a viewing on this beauty?

### Property Overview

A house we know well, having originally sold it to the current owners and what they have achieved since is simply outstanding. They have lovingly restored and enhanced this beautiful home, bringing back its charm and character while creating a stylish, elegant living space.

Perfectly positioned on St Thomas Road, just a short walk from the town centre and scenic river walks, this charming property is instantly recognisable by its cheerful yellow front door. From the outside it looks quaint and full of character, and inside it delivers even more.

Stepping through the yellow door you are welcomed into a porch, with the original stained glass inner door retained, a lovely nod to the home's heritage. This leads into the beautiful entrance hall, where the chequered tiled floor, winding staircase, and architectural corbels immediately set the tone and showcase the period charm throughout.

The ground floor offers three generous reception rooms, all with high ceilings and styled with care and elegance. The real showstopper, however, is the kitchen/diner to the rear. With a large central island as its focal point, this is a space designed for entertaining. The painted kitchen, rich in colour and character, is flooded with natural light from the windows and French doors opening onto the garden. A utility room and cloakroom complete the downstairs accommodation perfectly.

Upstairs, the split-level staircase leads first to the master bedroom, featuring original floorboards and a fireplace, along with a door to the stunning en-suite bathroom, complete with a freestanding bath

and walk-in double shower, creating a truly boutique hotel feel.

From the second landing, you'll find three further double bedrooms, all continuing the theme of character and elegance, as well as a modern shower room to complete the accommodation.

Outside, a spacious driveway leads to gated fencing separating the parking area from the rear garden. The generous rear garden is a fantastic blank canvas for keen gardeners, featuring a pergola and patio area ideal for entertaining, plus a larger-than-average shed.

In our opinion, this is a must-view home to fully appreciate the time, care and love the owners have poured into restoring this exceptional property.

### Entrance Porch

Brightly coloured wooden door to front to make this house really pop with window above. Original chequered tiled flooring.

### Entrance Hallway



Door to front with side panels to either side and window above. Leaded windows and stained glass. Wood effect laminate flooring. Moulded architrave arch feature. Radiators. Understairs cupboard.



**Living Room 13'5" x 10'9" (4.10m x 3.28m)**



Wooden bay window to front. Fireplace with tiled feature surround. Radiator.

**Study 8'11" x 12'6" (2.72m x 3.82m)**



Wooden bay window to front.

**Reception Room 11'5" x 12'5" (3.48m x 3.80m)**



UPVC French doors to rear with glazed side panels. Arched window to side. Feature fireplace with surround.



**Kitchen Breakfast Room 11'7" x 12'9"**  
**(3.54m x 3.90m)**



UPVC window to side. Door to side and French doors to rear. Matching base and wall units with work top over. Lamona sink drainer with mixer tap over. Integrated eye level double oven. Integrated dishwasher and fridge freezer. Island with electric hob and extractor over. Integrated wine cooler. Radiators. Breakfast bar (overhang on island). Spot lighting. Wood effect flooring.



**Dining Area 11'7" x 12'0" (3.54m x 3.67m)**



Wooden arch window to side. Upvc French doors with side panel either side. Fireplace with tiled surround. Radiator.



**Utility Room**



Matching base and wall units with work top over. Partially tiled walls. Spot lighting. Space and plumbing for washing machine. Radiator.

### Cloakroom



Toilet. Wash hand basin with vanity unit. Tiled splashback. Vinyl flooring.

### First Floor Landing



Split level landing leading to main bedroom and then stepping upto second landing space leading to further rooms. Spot lighting. Loft access. Radiator.



### Bedroom 1 11'7" x 12'6" (3.54m x 3.82m)



UPVC window to side. Pendant light. Radiator. Feature fireplace. Original floor boards.

### En-Suite 11'7" x 11'9" (3.54m x 3.59m)



UPVC window to side. Double shower cubicle with rain water head and separate shower extension over. Free standing bath with shower extension over. Toilet. Wash hand basin with vanity unit beneath and mixer tap. Partially tiled walls. Vinyl flooring. Storage cupboard. Airing cupboard housing boiler and tank. Spot lighting. Extractor fan.



**Bedroom 2 14'1" x 12'6" (4.31m x 3.82m)**



Wooden window to front with stained glass.  
Radiator.



**Bedroom 3 11'5" x 12'5" (3.48m x 3.80m)**



UPVC window to rear and wooden window to side.  
Radiator.

**Bedroom 4 8'10" x 12'6" (2.71m x 3.82m)**



Wooden window to front with stained glass to top.  
Radiator.

### Shower Room 4'10" x 12'5" (1.49m x 3.80m)



Wooden window to side. Double shower cubicle with rainwater head over and separate shower extension. Toilet. Wash hand basin with vanity unit under. Partially tiled walls. Heated towel rail. Vinyl flooring.



### Front Garden

A home that has real kerb appeal and in the spring months lovely wisteria grows up the front of the property adding to that kerb appeal. Restored walled garden to front leading to a low maintenance front area with a gravelled driveway providing ample off road parking and gates providing further secure parking.



### Rear Garden



Enclosed rear garden with fencing and brick wall, mainly laid to lawn with paved area ideal for seating with pergola over making it the perfect space for entertaining. Adding to the low maintenance a gravelled path leading to a large shed providing the perfect space for garden bits. To the rear of the garden a lovely area designated for a kids play area. The joys of the having such a big garden is that it offers so much potential to really make it something special.



### Property Postcode

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

### Location

St Thomas Road is ideally positioned within one of Spalding's most convenient and well-regarded residential areas, offering excellent access to schooling, green spaces and the town centre. Within a short walk is Ayscoughfee School and the popular Ayscoughfee Gardens, providing a beautiful historic setting with open parkland, perfect for walks and outdoor activities. Spalding Grammar School is also just a two-minute walk away, making this location particularly attractive for families.

The town centre is approximately a ten-minute walk, offering a wide range of shops, cafés and amenities. Spalding continues to invest in its future, with a state-of-the-art leisure centre currently under development, set to further enhance the town's facilities and lifestyle appeal. For those who enjoy the outdoors, there are also scenic river walks nearby, ideal for relaxed strolls and dog walking.

Spalding is a thriving market town with a strong sense of community and excellent transport links. A popular local attraction is Springfields Outlet Shopping & Festival Gardens, which makes for a fantastic family day out, offering a variety of shops, cafés and restaurants, beautiful landscaped walks and a children's play area – particularly enjoyable during the summer months.

Overall, Spalding combines historic charm, modern investment and family-friendly amenities, making it a highly desirable place to live.

### Additional Information

Freehold with vacant possession on completion.

PLEASE NOTE: All photos are property of Ark Property Centre and can't not be used without their explicit permission.

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### 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 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: Driveway

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: Lapsed planning consent granted for a rear extension creating a larger ground floor living space plus main bedroom, walk in wardrobe and en-suite. H16-0745-22.

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: D55

### 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.

### 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

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

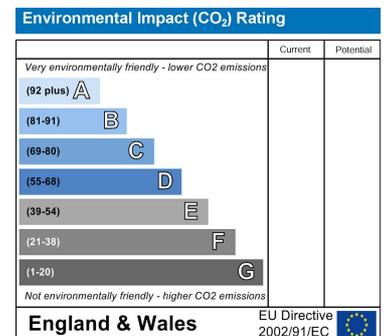
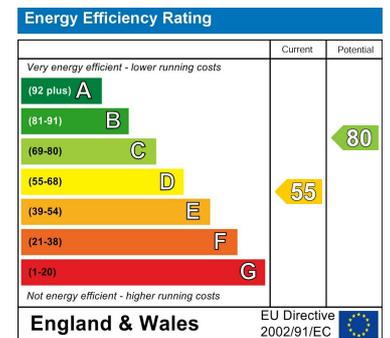


Total Area: 172.7 m<sup>2</sup> ... 1859 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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 https://www.arkpropertycentre.co.uk

