



## Hickory Cottage Horseshoe Road, Spalding, PE11 3BE

**£200,000**

- Sold prior to marketing
- Large rear garden
- Ample off road parking to front and back
- nice flowing layout
- Field views to front and back

- Located on the edge of spalding
- Semi rural setting
- Must view to be appreciated

Sold prior to marketing – another prime example of why it pays to register with Ark.

Hickory Cottage, located on the edge of Spalding, enjoys open field views to the front and rear, offering a lovely sense of space and privacy.

Searching for a well presented home on a fantastic plot? This property certainly delivers. The generous grounds offer huge potential, especially for keen green-fingered buyers.

With a well-flowing layout throughout, this home was priced to sell and attracted strong early interest.

Thinking of selling or still searching for the right home? Register with Ark today.

### **Entrance Hall**

UPVC door to front. Stairs to first floor landing.

### **Lounge 9'3" x 13'7" (2.84m x 4.15m)**



UPVC window to front. Radiator. Feature fireplace with surround. Tiled flooring.

### **Dining Room 12'4" x 11'10" (3.78m x 3.62m)**



French doors leading to conservatory. Radiator. Tiled flooring.

### **Kitchen 12'2" x 5'5" (3.73m x 1.67m)**



UPVC windows to side and door to side. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Tiled splash backs. Electric hob with extractor fan over, oven and grill under. Space for fridge/freezer. Radiator. Tiled flooring.

### **Conservatory 15'8" x 10'9" (4.79m x 3.28m)**



Of brick and UPVC construction. French doors leading to garden. Door to rear. Laminate wood flooring.

### **Cloakroom**

UPVC window to rear. Toilet.

## Bathroom



UPVC window to rear. Radiator. Bath with shower attachment over. Toilet. Wash hand basin. Tiled walls. Tiled flooring.

## First Floor Landing

UPVC window to side. Doors to bedrooms and bathroom.

## Bedroom 1



UPVC window to front. Radiator. Carpeted.

## Bedroom 2



UPVC window to rear. Radiator. Built in airing cupboard housing hot water cylinder. Carpeted.

## Bedroom 3



UPVC window to rear. Radiator. Carpeted.

## Outside



The front of the property has a gravel driveway leading to the rear of the property. Lawn area. The rear of the property is enclosed by timber fencing and hedging. Lawn area. Patio seating area.

## Garage



## Property Postcode

For location purposes the postcode of this property is: PE11 3BE

## 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: Scottish Power

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic Tank

Heating: Wood/ multi fuel burner

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: Single garage and driveway. Parking also at rear for several vehicles

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: D58

## 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.

## Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

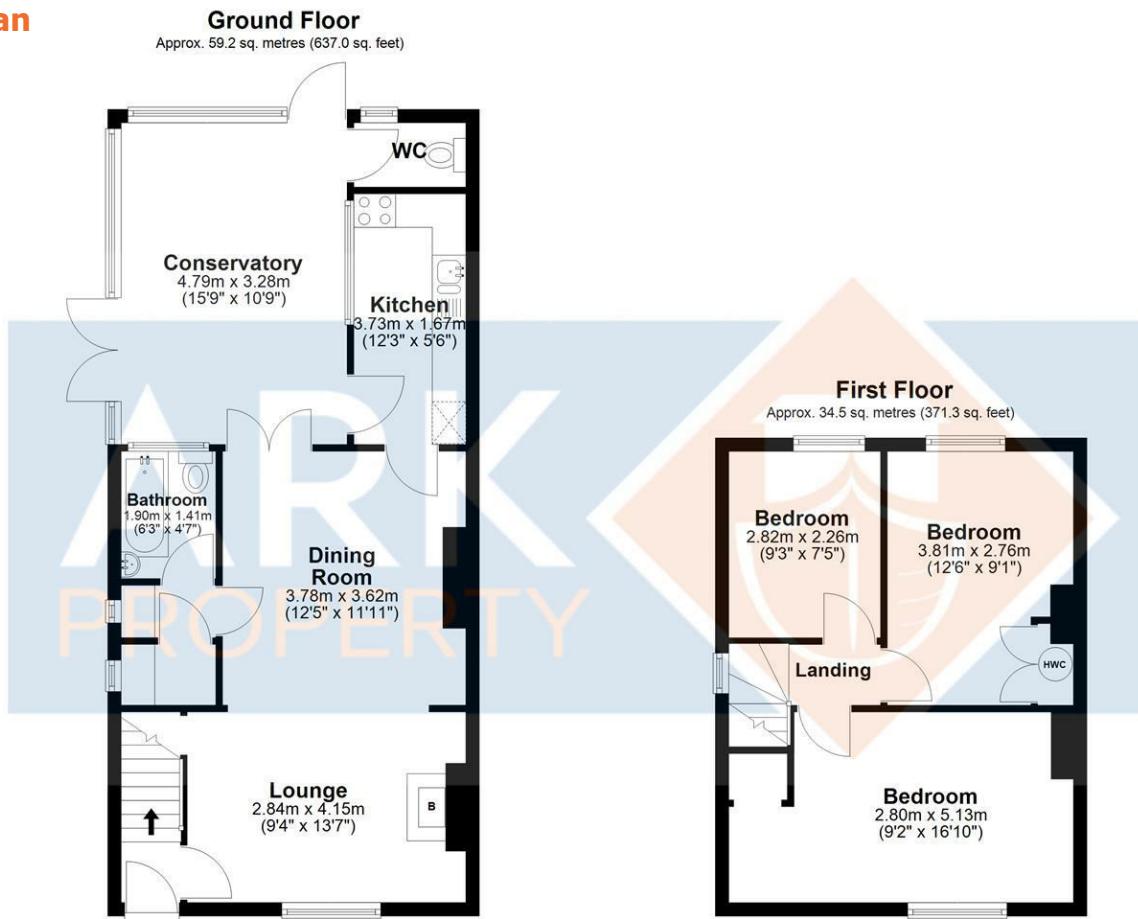
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but

we hope you find our recommended panel competitive and helpful.

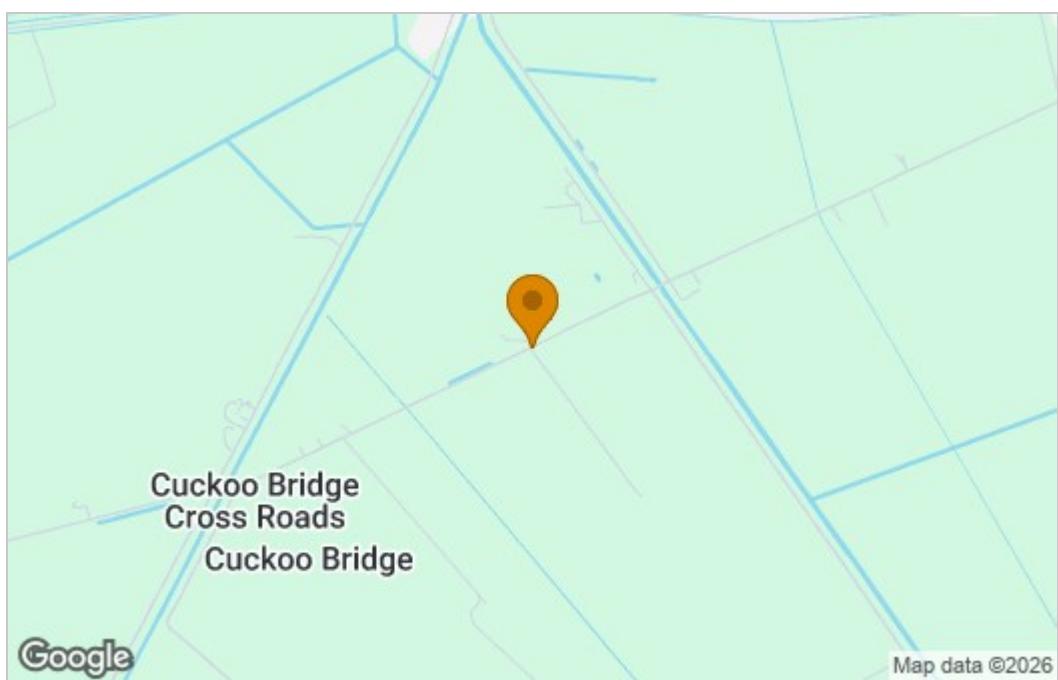
**Disclaimer**

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.

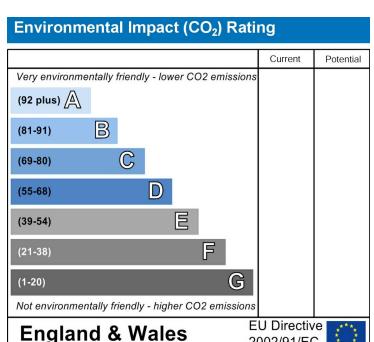
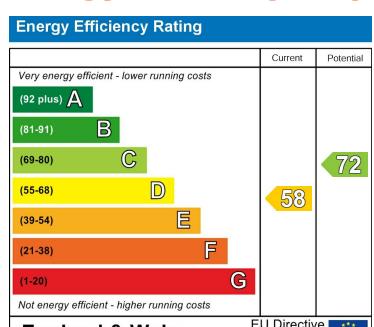
## Floor Plan



## Area Map



## Energy Efficiency Graph



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