



16 Cross Street, Spalding, PE11 2YG

£270,000

- Ample off road parking leading to tandem garage
- Spacious family home
- Three reception rooms
- Town centre location, close to amenities
- Character throughout
- Three double bedrooms and one single
- Low maintenance rear garden
- Close to local Grammar and High Schools

Spacious, Characterful Family Home Close to Town. Welcome to Cross Street, a beautifully bay fronted home full of charm and character, perfectly suited for a growing family. Ideally located within walking distance of the town centre and the local schools, this property offers both space and convenience.

Inside, you'll find three generous reception rooms, great-size bedrooms, and character features throughout that add warmth and personality. Outside, enjoy a low maintenance rear garden, ideal for relaxing or entertaining, plus a large tandem garage measuring 23ft, offering excellent storage or workshop potential. There's also ample off-road parking.

Homes with this much space and potential rarely stay available for long – book your viewing today!

Entrance Hall 20'4" x 5'11" (6.20m x 1.81m)



PVC entrance door to front with glazed arch over. Built in cupboard housing electric consumer unit. Original glazed door opening to hallway. Ornate cornice to ceiling. Laminate flooring. Radiator. Stairs to first floor landing.

Lounge 14'6" (into bay) x 13'11" (4.42m (into bay) x 4.26m)



PVC double glazed bay window to front with fitted shutters. Ornate cornice to ceiling. Feature open fireplace. Laminate flooring. Radiator.

Dining Room 11'11" x 11'11" (3.65m x 3.65m)



PVC double glazed window to rear fitted with shutters. Ornate cornice to ceiling. Feature fireplace. Laminate flooring. Radiator.

Kitchen 10'6" x 10'11" (3.21m x 3.35m)

PVC double glazed window to side. Ornate cornice to ceiling. Spot lights. Fitted kitchen comprising of walls and base units with granite worksurfaces over. Tiled splash back. Belfast sink with mixer tap over. Four ring gas hob with extractor hood over. Electric oven and grill under. Integrated fridge/freezer and dishwasher. Radiator. Tiled flooring.

**Utility 8'0" x 11'0" (2.45m x 3.37m)**

PVC double glazed window to side. Coving to ceiling. Tiled flooring. Radiator. Fitted base units with worktop space. Space for fridge/freezer.

Garden Room 8'7" x 10'9" (2.62m x 3.29m)

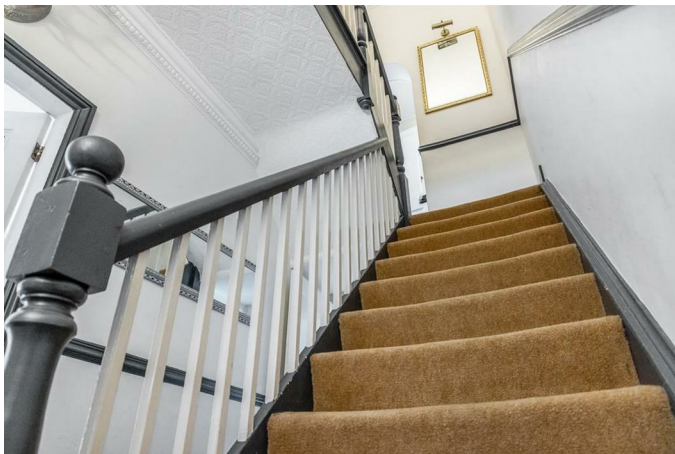
PVC double glazed window to side and door to rear. Coving to skimmed ceiling. Tiled flooring. Radiator.

Downstairs Shower Room 5'10" x 5'9"
(1.80m x 1.76m)



PVC double glazed window to side. Skimmed ceiling. Recessed spot lights. Extractor fan. Tiled flooring. Full height wall tiling. Fitted quadrant shower cubicle with sliding door and mains thermostatic shower riser, rainfall head and hand held attachment. Concealed cistern toilet and wall mounted wash hand basin in vanity unit.

First Floor Landing 15'5" x 5'10" (4.71m x 1.79m)



Doors to bedrooms, bathroom and WC.

Bedroom 1 12'5" x 12'3" (3.81m x 3.75m)



PVC double glazed window to front. Picture rails. Carpeted. Radiator.

Bedroom 2 11'11" x 12'1" (3.65m x 3.69m)



PVC double glazed window to rear. Picture rails. Radiator. Carpeted. Two built in wardrobes with hanging space and shelving.

Bedroom 3 8'5" x 11'1" (2.58m x 3.40m)

PVC double glazed window to rear. Radiator. Carpeted.

Bedroom 4 9'0" x 5'8" (2.75m x 1.74m)

PVC double glazed window to front. Coving to ceiling. Radiator. Carpeted.

WC

PVC double glazed window to side. Skimmed ceiling with spot lighting. Tiled floor. Full height wall tiling. Wall mounted heated towel rail. Fitted concealed cistern toilet. Wall mounted wash hand basin.

Bathroom 6'10" x 7'8" (2.10m x 2.34m)

PVC double glazed window to side. Skimmed ceiling with recessed spot lights. Tiled flooring. Full height wall tiling. Chrome vertical column radiator. Fitted free-standing bath with floor mounted bath spout and hand held shower attachment. Wall mounted wash hand basin with chrome mixer tap over. Shaver point. Toilet.

Outside

Front: To the front of the property there is a low maintenance garden with low level brick wall and wrought iron gate leading to the front door. Block paved driveway to the side allowing parking for two vehicles. Access to rear garden.

Rear: Enclosed by timber fencing. Mainly hard standing with planted areas, selection of mature trees, vegetable beds. Timber storage shed. Brick store. Greenhouse.



Garage 22'11" x 9'8" (7.00m x 2.96m)



Up and over vehicular door to the front. Window to side. Pedestrian door to side. Power and light connected.

Property Postcode

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

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: C

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 Likely over Voice and Data. O2 is Likely over Voice and Limited over 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 and Single Garage

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: E53

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

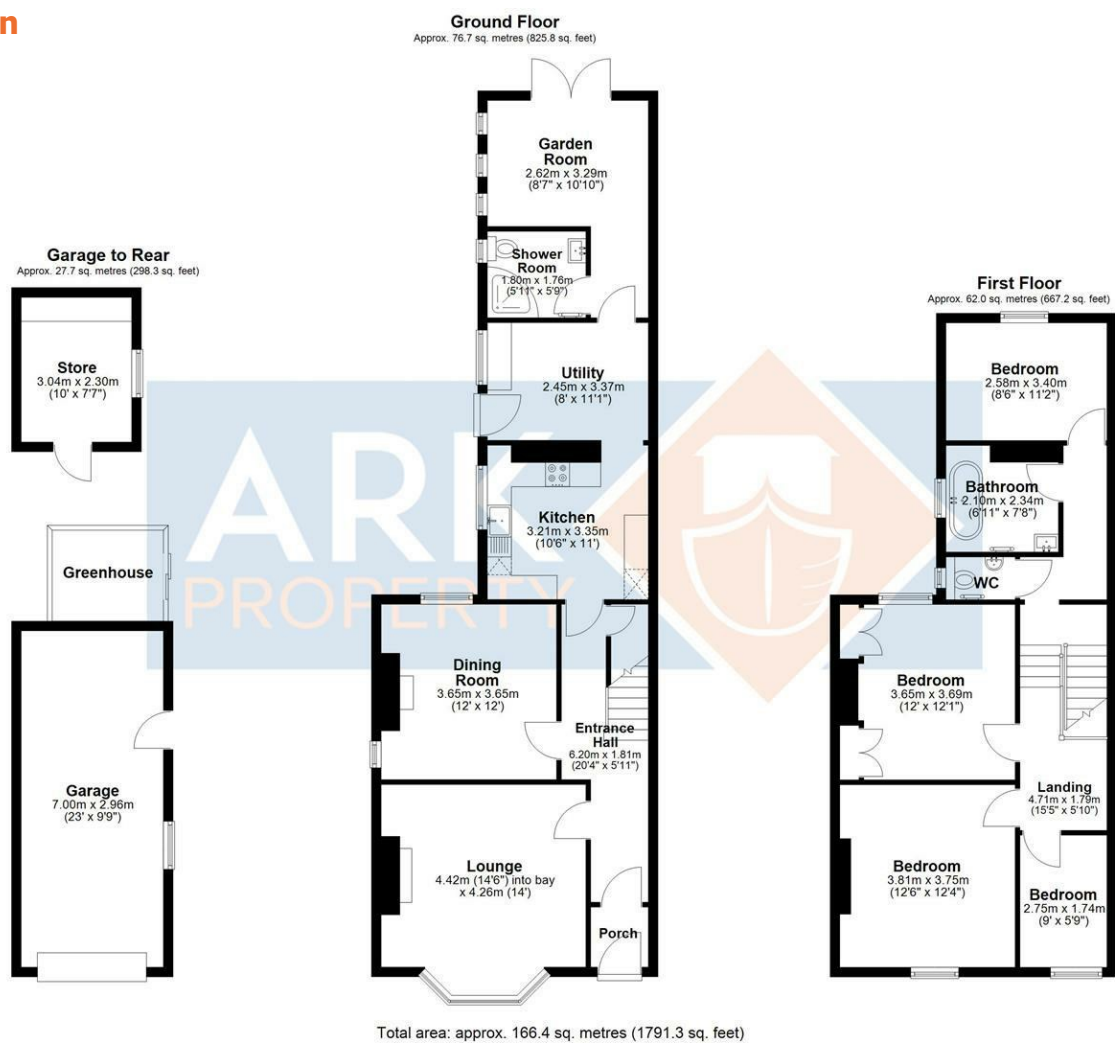
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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.

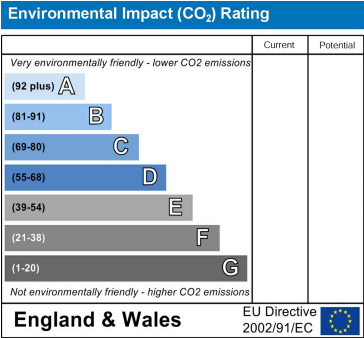
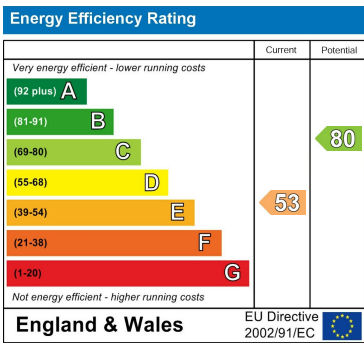
Floor Plan



Area Map



Energy Efficiency Graph



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