



## 43 London Road, Spalding, PE11 2TG

**£175,000**

- Within easy access of the town centre
- Grade 2 Listed building
- Four storey house with land to the property, which can be seen edged red on the plan
- Well presented neutral decor throughout
- River views to front
- Recently refurbished
- Sold with no forward chain
- Popular location



**\*\*\* River views\*\*\* Generous garden to rear\*\*\*  
Off Road Parking\*\*\***

Recently Renovated Townhouse with Stunning River Views.

This charming character property, boasting beautiful river views, has been thoughtfully and recently renovated throughout. Ready to move into with no onward chain, this delightful home seamlessly blends modern living with the unique charm you'd expect from a property over 100 years old.

Set across four well-proportioned floors, the interior is neutrally decorated, offering a bright, inviting, and versatile living space that's easy to make your own. Contemporary updates complement the home's original features, creating a perfect balance of comfort and character.

There is a large land area to the rear of the property, which can be seen edged red on the plan. Intrigued?

Book your viewing today and discover everything this wonderful home has to offer.

**Lounge 11'9" x 13'0" (3.60m x 3.97m)**



Wooden door with feature window above. Wooden sash window to front. Wood burner inset with brick surround and wooden mantle. Radiator. Carpeted.

**Kitchen 7'10" x 10'0" (2.39m x 3.06m)**



UPVC window to rear. Matching base and eye level units with work surfaces over. Stainless steel sink unit with drainer and mixer tap. Space and plumbing for washing machine. Space for fridge/freezer. Built in electric hob with oven and grill under. Extractor hood. Gas Valiant boiler. Vertical radiator. Vinyl flooring. Stairs to first floor.

**First Floor Landing**

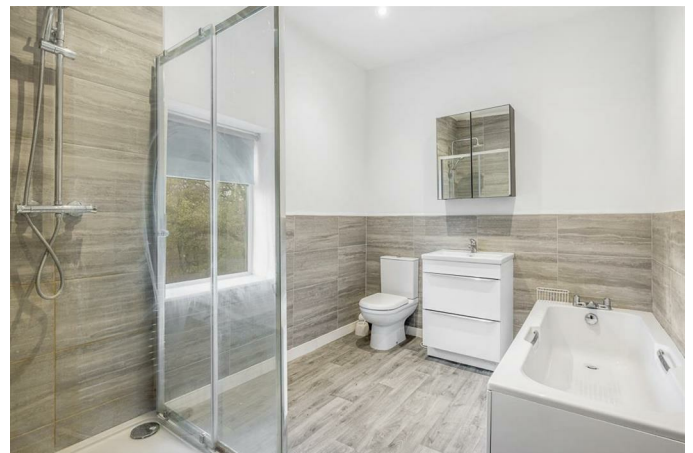
Radiator. Stairs to second floor.

**Bedroom 1 11'8" x 13'0" (3.58m x 3.97m)**



Wooden sash window to front. Radiator. Carpeted.

**Bathroom 7'6" x 10'2" (2.31m x 3.10m)**



UPVC window to rear. Spot lighting. Shower cubicle with rainwater head and separate shower extension over. Vinyl flooring. Wall mounted heated towel rail. Panelled bath with mixer tap. Partially tiled walls. Wash hand basin set in vanity unity. Toilet.

**Bedroom 2 11'6" x 10'0" (3.52m x 3.07m)**



Wooden sash window to front. Radiator. Carpeted.

### Garden Room 7'3" x 13'0" (2.21m x 3.97m)

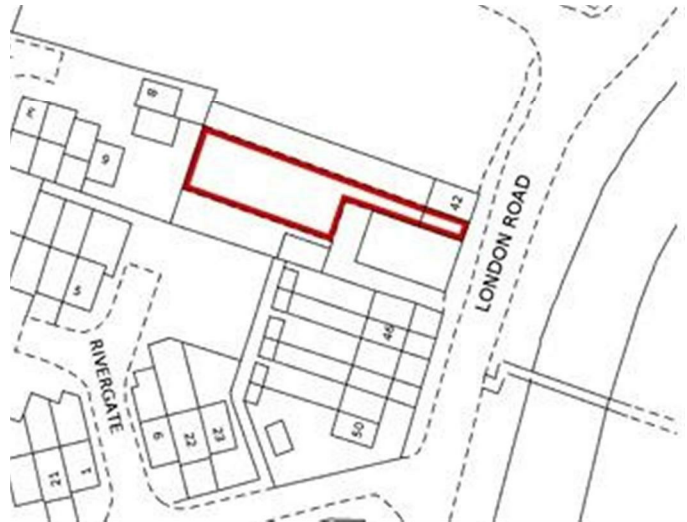


UPVC door and window to rear. Vinyl flooring. Radiator. Vinyl flooring. Stairs leading to lounge.

### Outside



The rear garden is enclosed by brick walling and timber fencing. Paved patio area. Raised decking area. Artificial lawn area. Timber storage shed.



### Property Postcode

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

### 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

Property listed - YES

Electricity supply: Standard EDF

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: Wood/multi fuel burner

The vendor advises the house is fully insulated, including all bedrooms and sitting the room. Floor is also insulated. New re wire throughout with also a newly installed central heating system

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: Rear parking port situated behind the garden, access gained to the left of the terraced houses.

Building safety issues: No

Restrictions: No

Public right of way: Shared access behind the 3 terraced properties to the left, to gain access to the parking space behind the property.

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: C71

### 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.

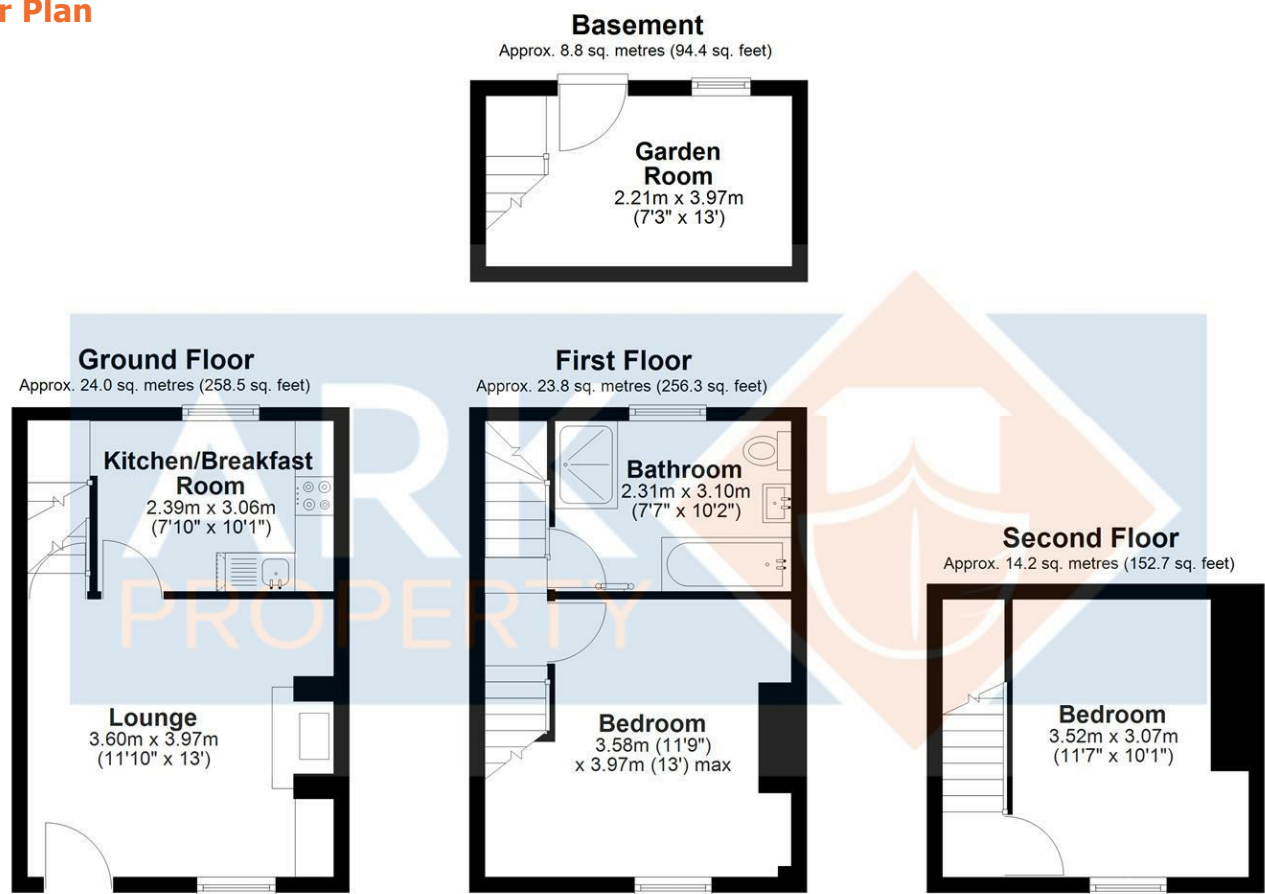
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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



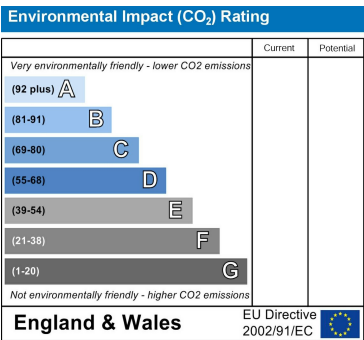
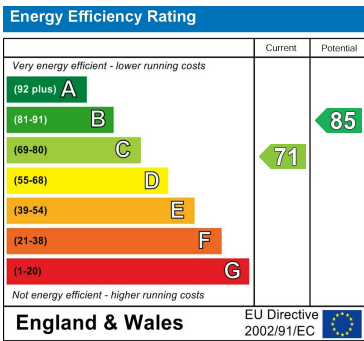
Total area: approx. 70.8 sq. metres (762.0 sq. feet)

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



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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>

