



25 Mersey Close, Spalding, PE11 1YQ

£215,000

- Sold before marketing
- Three bedroom semi detached house
- En-suite to main bedroom
- Two allocated parking spaces
- Green views to front
- Popular estate location
- Within walking distance of local schools
- Lovely kitchen diner
- Low maintenance rear garden
- Priced to sell !

Sold prior to marketing - Enquire today about any new listings that will be coming on.

Situated on the ever-popular Woolram Wygate estate, this attractive three bedroom semi-detached house enjoys a lovely position with open views of the green to the front. Ideally placed within easy reach of good schools and local amenities, it makes an excellent choice for families. Inside, the home has a warm and welcoming feel, with quirky décor adding plenty of character. The layout flows well and has been thoughtfully styled to create a comfortable living space.

To the rear, the garden has been cleverly redesigned for low maintenance, providing a private outdoor space that's easy to enjoy all year round. A charming home in a great location – early viewing is highly recommended

Entrance Hall

UPVC door to front. Stairs to first floor landing. Understairs storage cupboard.

Cloakroom



UPVC window to side. Toilet. Wash hand basin with tiled splash back. Radiator.

Lounge 15'6" x 10'9" (4.74m x 3.28m)



UPVC window to front. Radiator. Carpeted.

Kitchen 10'0" x 17'8" (3.05m x 5.41m)



UPVC window and French doors to rear. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap over. Four ring gas hob with extractor hood over. Built in oven and grill under. Integrated washing machine. Space for tall fridge/freezer. Integrated dishwasher. Wood effect flooring.

First Floor Landing 11'3" x 6'4" (3.43m x 1.94m)

UPVC window to side. Carpeted. Storage cupboard.

Bedroom 1 9'6" x 10'5" (2.91m x 3.19m)



UPVC window to front. Built in wardrobe. Radiator. Carpeted.

En-suite 4'4" x 8'7" (1.34m x 2.64m)



Shower cubicle with shower over. Toilet. Wash hand basin with tiled splash back.

Bedroom 2 9'1" x 9'9" (2.79m x 2.99m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 3 7'9" x 7'8" (2.37m x 2.36m)



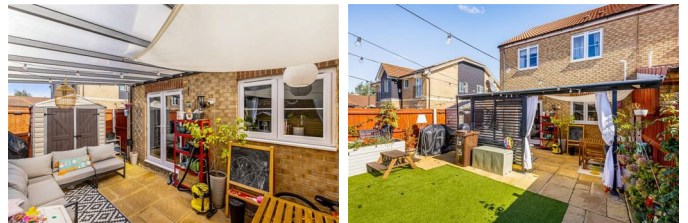
UPVC window to rear. Radiator. Carpeted.

Bathroom 6'3" x 7'0" (1.91m x 2.15m)



UPVC window to front. Panelled bath with shower attachment. Wash hand basin. Toilet. Partially tiled walls. Wood effect flooring.

Outside



The front of the property has a pathway leading to the front door.

The rear garden is enclosed by timber fencing. Astro turf. Patio area cover is aluminium with a polycarbonate roof.

Property Postcode

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

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: B

Annual charge: £100 per year paid to RMG Living

Property construction: Brick built

Electricity supply: Eon Next

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: Two spaces next to the house
 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: B83

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

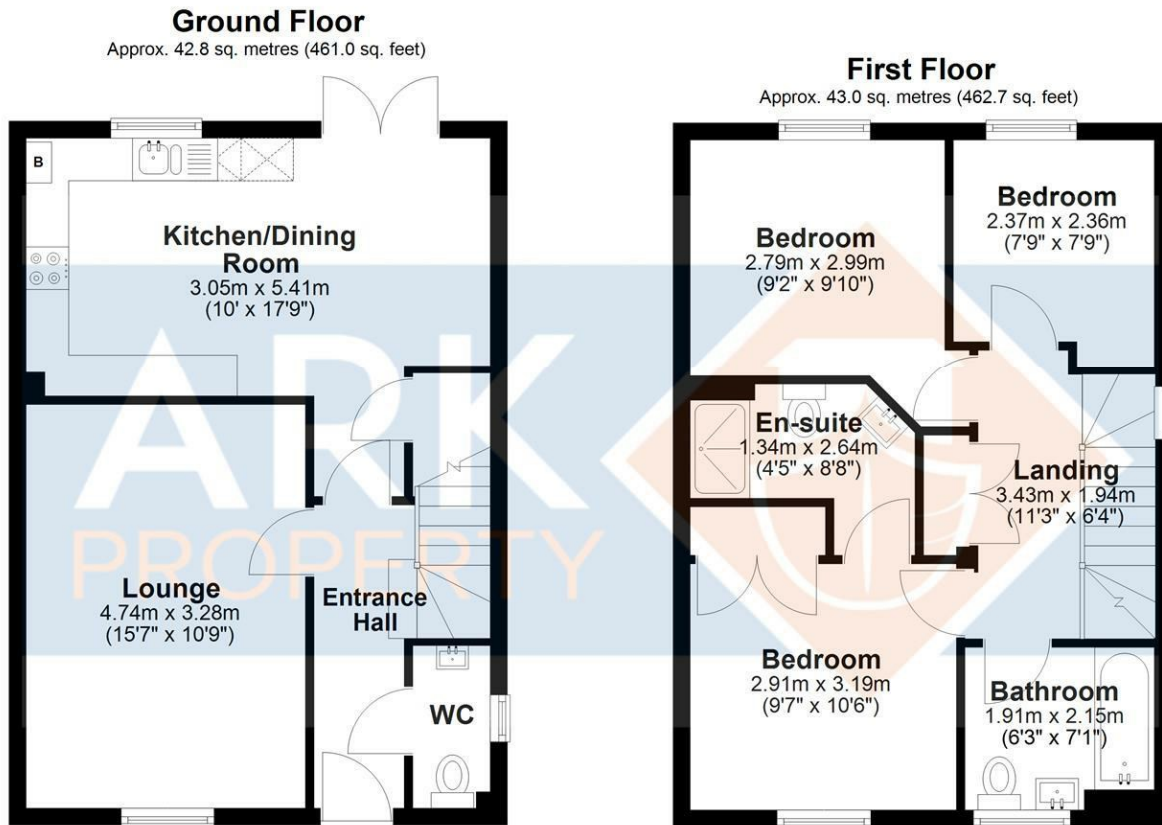
We can also offer full Financial and Solicitor services.

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

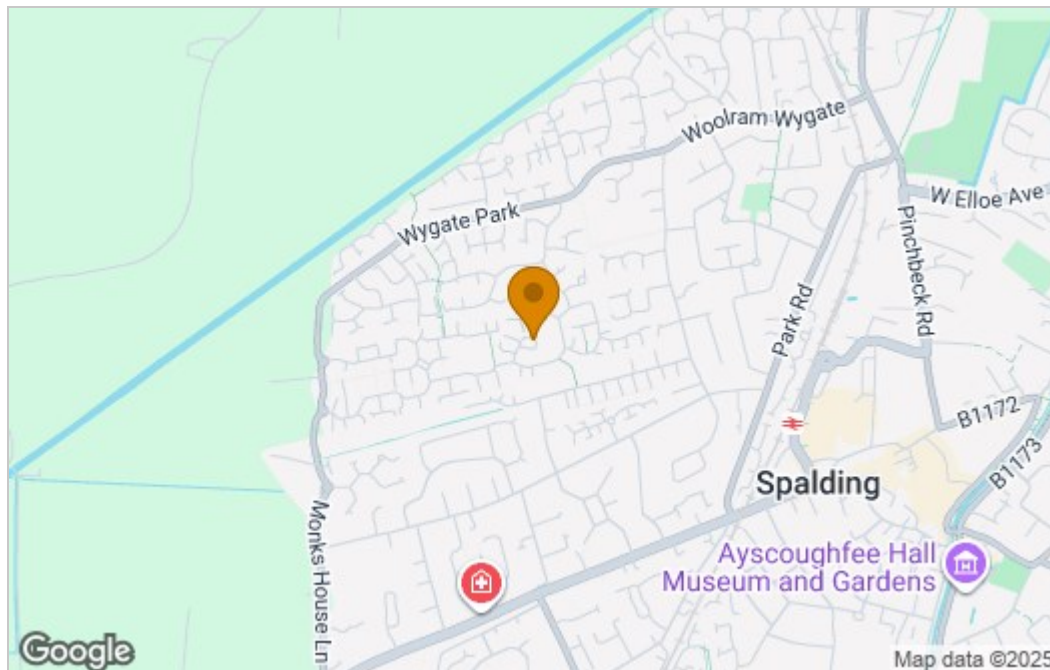
Floor Plan



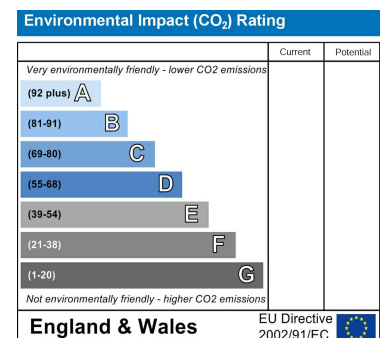
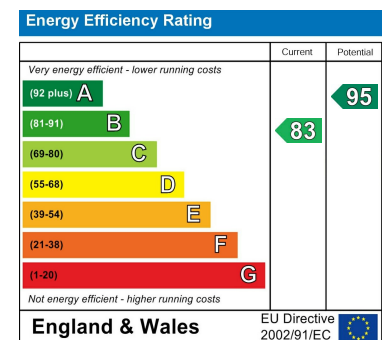
Total area: approx. 85.8 sq. metres (923.8 sq. feet)

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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