



## 46 Riverside Park, Spalding, PE11 2FQ

**£210,000**

- River aspects to rear
- Ample off road parking leading to garage
- Conservatory to rear
- Low maintenance rear garden
- Well presented throughout
- En-suite to main bedroom
- Popular location
- Quiet area



Welcome to Riverside Park, a peaceful and picturesque development located on the edge of Spalding. This charming home enjoys stunning river views to the rear, offering a rare combination of tranquility and convenience. With excellent access to Spalding town centre and an easy route to Peterborough, it's perfectly placed for both local living and commuting.

Inside, the property is beautifully presented throughout and offers a warm, inviting atmosphere. There are three well-proportioned bedrooms and two modern bathrooms, providing comfortable and flexible living space for families or couples alike. The ground floor has a particularly lovely feel, with a thoughtful layout that flows effortlessly from room to room, ideal for both everyday life and entertaining.

This is a fantastic opportunity to secure a delightful home in a sought-after riverside setting, offered at a very attractive price. Early viewing is highly recommended

### Entrance Hall



UPVC door to front. Radiator. Wood effect flooring. Stairs to first floor landing.

### Cloakroom



UPVC window to front. Radiator. Wood effect flooring. Wash hand basin. Toilet.

### Kitchen 11'10" x 9'3" (3.63m x 2.83m)



UPVC window to front. Spot lighting. Radiator. Tiled flooring. Matching wall and base units with worktop over. Stainless steel sink with tap over. Tiled splash backs. Space and plumbing for washing machine. Space and plumbing for dishwasher. Gas hob with extractor hood over and double oven and grill under.



**Lounge 12'5" x 16'1" (3.80m x 4.92m)**



UPVC window to rear. French doors leading to the conservatory. Radiator. Carpeted. Understairs storage cupboard.



**Conservatory 14'4" x 8'8" (4.37m x 2.66m)**



UPVC construction with insulated roof. French doors leading to garden. Carpeted.

**First Floor Landing 6'5" x 6'4" (1.96m x 1.94m)**

UPVC window to side. Loft access. Radiator. Carpeted.

**Bedroom 1 11'0" x 9'3" (3.37m x 2.83m)**



UPVC window to front. Ceiling fan. Fitted wardrobes with sliding doors. Radiator. Carpeted.



**En-suite 3'10" x 6'2" (1.18m x 1.89m)**

Fully tiled shower cubicle with sliding door. Toilet. Wash hand basin. Extractor fan. Shaver point. Partially tiled walls. Radiator.

**Bedroom 2 9'3" x 9'7" (2.83m x 2.94m)**

UPVC window to rear. Fitted wardrobes with sliding doors. Radiator. Carpeted.

**Bedroom 3 9'3" x 6'3" (2.83m x 1.91m)**

UPVC window to rear. Radiator. Carpeted.

**Bathroom 8'5" x 6'2" (2.59m x 1.88m)**

UPVC window to front. Wash hand basin, Toilet. Panelled bath with separate rainfall head shower attachment over. Fully tiled walls. Shaver point. Radiator. Airing cupboard. Extractor fan. Carpeted.

**Outside**

Lawn area with shrub and gravel borders. Pathway leading to the front door. Driveway to the side giving off road parking leading to the single garage. Side gated access to the rear garden. The rear garden is enclosed by timber fencing. Lawn area with shrub borders. Patio area. Timber shed. Green house. Gate leading to green area.



### **Garage 17'7" x 8'4" (5.38m x 2.56m)**

Up and over vehicular door. Power and light connected.

### **Property Postcode**

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

### **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: No

Property construction: Brick built

Electricity supply: Eon

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 Limited over Voice and Data. Vodafone is Variable 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 - very 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: C70

### **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.

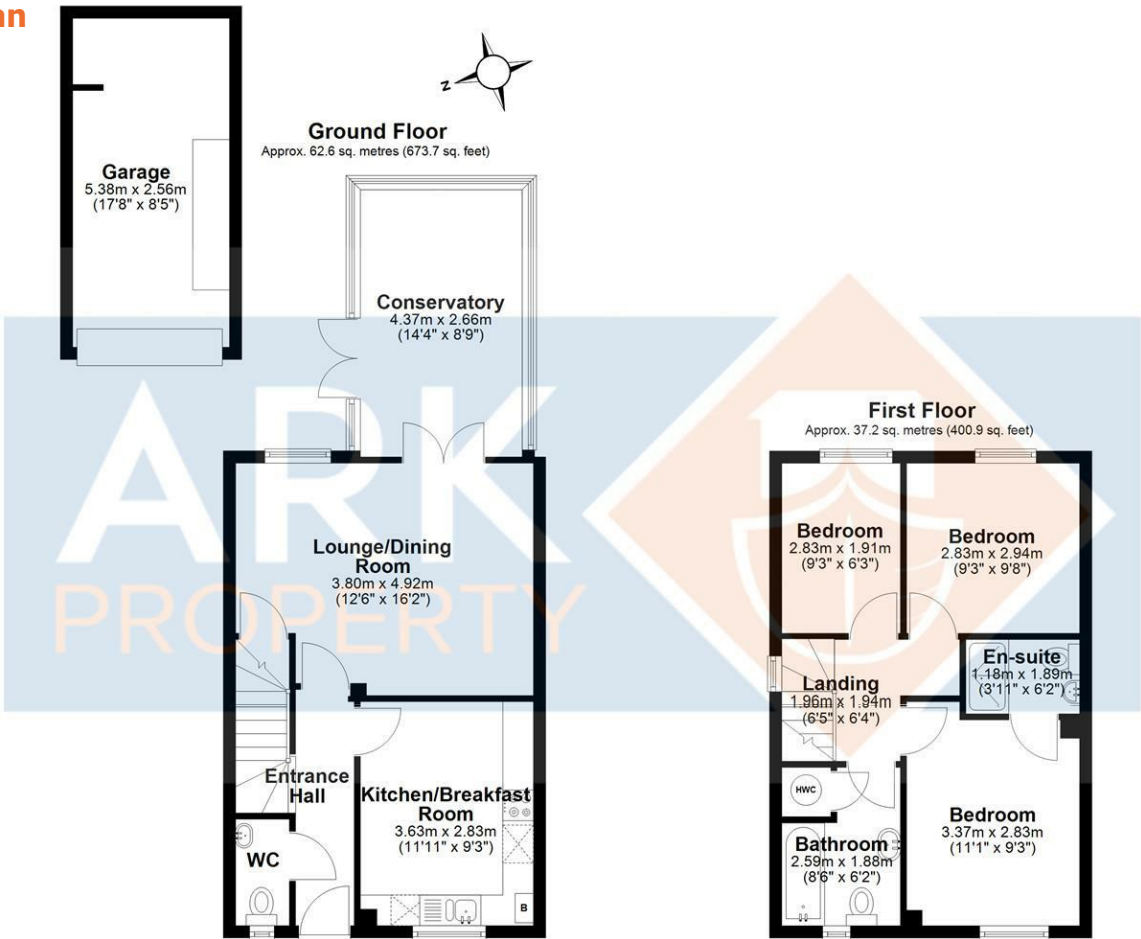
### **Disclaimer**

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

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Floor Plan



Total area: approx. 99.8 sq. metres (1074.6 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



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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>

Energy Efficiency Graph

