



19 Farthingales, Spalding, PE11 3AD

£287,000

- Well-presented three-bedroom detached home in a popular Spalding cul-de-sac.
- Modern fixtures and fittings throughout, ready to move straight in.
- Spacious living areas including lounge, kitchen diner, conservatory, and utility room.
- Ground floor shower room and first floor family bathroom for added convenience.
- Generous block-paved driveway and single garage, offering ample off-road parking.
- Front and rear gardens, perfect for outdoor enjoyment and entertaining.
- Sold with no upward chain.

Three Bedroom Detached Home – Farthingales, Spalding.

Situated towards the end of a sought-after cul-de-sac, this well-presented three-bedroom detached home offers stylish living in a desirable location within easy reach of local amenities. The property boasts modern fixtures and fittings throughout and features a welcoming entrance hall, spacious lounge, contemporary kitchen diner, conservatory, utility room, and a ground floor shower room. Upstairs, there are three good-sized bedrooms and a family bathroom. Outside, the home benefits from both front and rear gardens, a generous block-paved driveway providing ample off-road parking, and a single garage.

Entrance Hall 14'7" x 6'11" (4.47m x 2.13m)



Composite glazed entrance door with glazed side panels. Stairs to first floor landing. Vinyl flooring with mat well. Radiator.

Lounge 14'7" x 11'10" (4.47m x 3.62m)



PVC double glazed window to front. Coving to skimmed ceiling. Radiator. Floor mounted LPG cast iron fireplace.



Kitchen 12'1" x 19'3" (3.70m x 5.89m)



PVC double glazed window to rear. Sliding door opening to conservatory. Coving to skimmed ceiling.

Radiator. Vinyl flooring. Built in understairs cupboard. Two radiators. Fitted with a matching range of base and eye level units with solid wood worktops and breakfast peninsular. Free standing five ring gas cooker with splash back and extractor hood over. Ceramic sink and drainer with mixer tap over. Integrated slim line dishwasher. Space for fridge/freezer.



Shower Room 4'9" x 8'6" (1.45m x 2.60m)

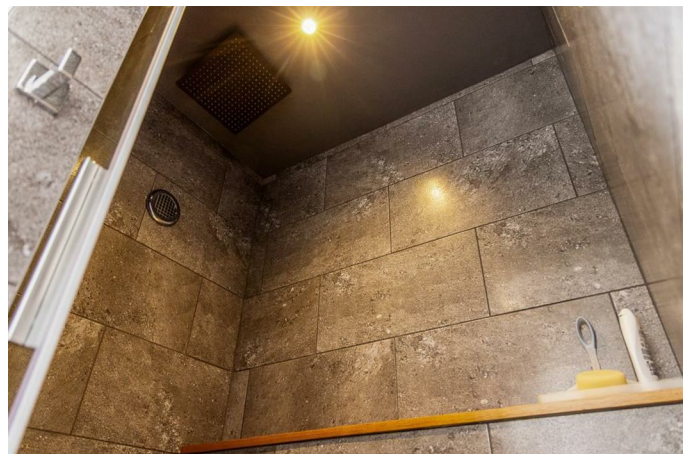


PVC double glazed window to rear. Skimmed ceiling with spot lights. Radiator. Vinyl flooring. Wall mounted electric heater. Fitted tiled shower enclosure with rainfall head and Mira wall mounted controls. Wall mounted wash hand basin with vanity unit and chrome mixer tap. Close coupled toilet with push button flush.

Utility Room 8'6" x 8'6" (2.61m x 2.61m)



PVC double glazed window and door to side. Coving to skimmed ceiling. Vinyl flooring. Radiator. Fitted base units with roll edge work surface and tiled splash back. Space and plumbing for washing machine. Stainless steel sink drainer with mixer tap over.



Conservatory 10'6" x 10'0" (3.21m x 3.07m)



Brick and PVC double glazed construction with poly carbonate roof. Tiled flooring. Central heating pipes in place for heating if required.



First Floor Landing 11'5" x 7'6" (3.48m x 2.31m)



PVC double glazed window to side. Coving to

skimmed ceiling. Loft access. Airing cupboard with slatted shelving.

Bedroom 1 14'8" x 11'4" (4.48m x 3.47m)



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



Bedroom 2 10'5" x 11'5" (3.18m x 3.48m)

PVC double glazed window to rear. Coving to skimmed ceiling. Radiator. Fitted four door full height wardrobes with hanging rails and shelving.

**Bedroom 3 9'6" x 7'7" (2.92m x 2.33m)**

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

Bathroom 5'5" x 7'5" (1.67m x 2.28m)

PVC double glazed window to rear. Skimmed ceiling with recessed spot lighting. Extractor fan. Vinyl flooring. Wall mounted heated towel rail. Illuminated mirror. Fitted panelled bath with chrome mixer tap. Electric shower and glass shower screen. Wall mounted wash hand basin with vanity unit. Close couple toilet with push button flush.



Outside



To the front of the property is a lawn area and block paved driveway providing off road parking. Side gates access to the rear garden. The rear garden has been well landscaped to include a lawn. Block paved seating area. Planted borders. Gravel pathway leading to the rear with timber storage shed, greenhouse and vegetable beds. Outside cold water tap.

Garage 16'7" x 8'10" (5.08m x 2.70m)

Electric roller vehicle door. Power and light connected.

Property Postcode

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

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 Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice but None over Data. Vodafone is Limited over Voice but None over 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: 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.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

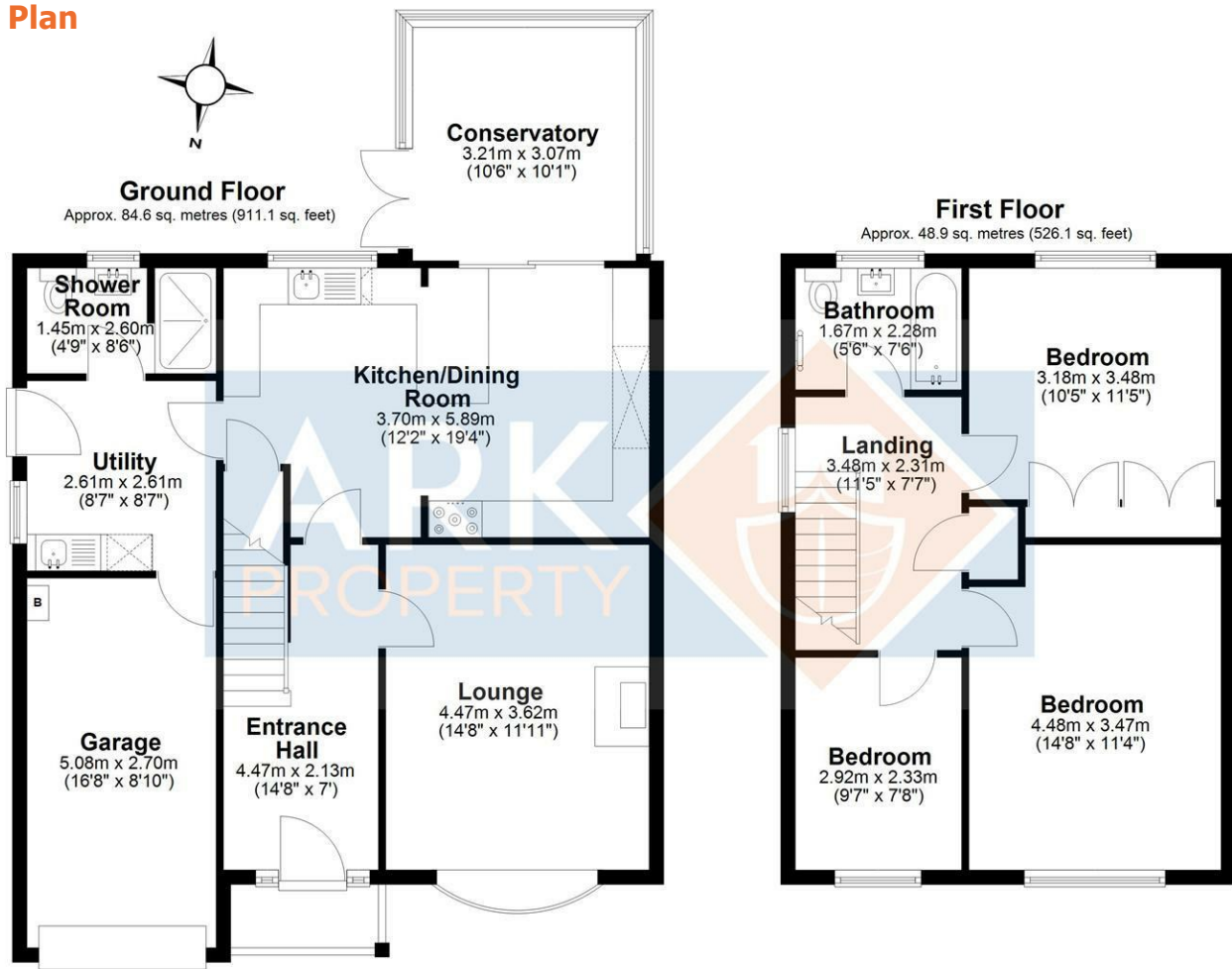
Disclaimer

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



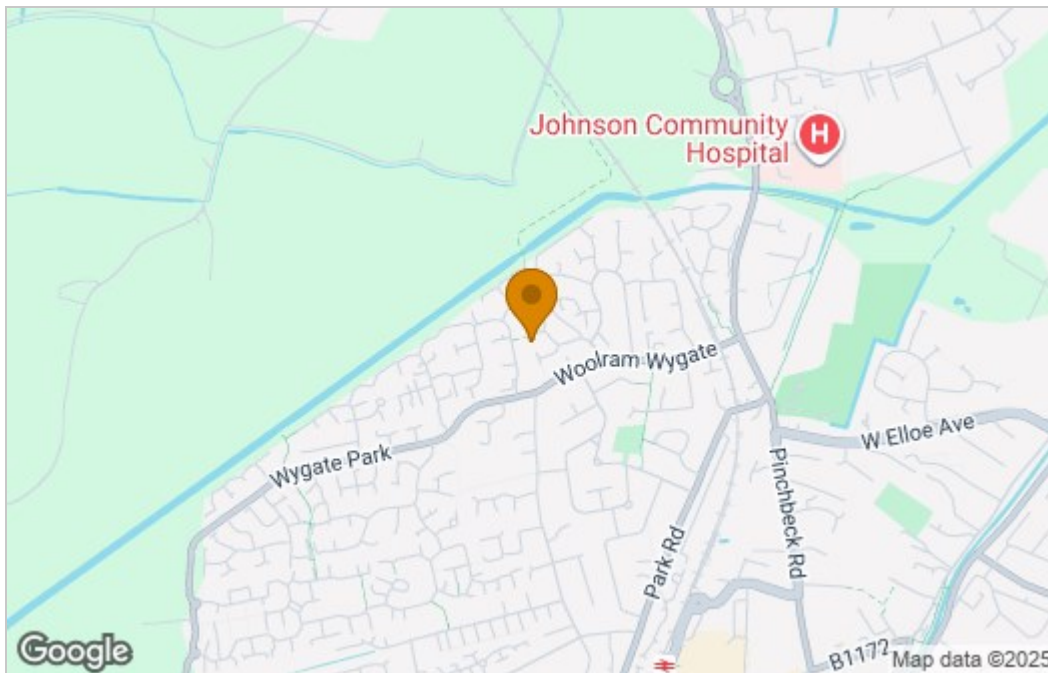


Floor Plan

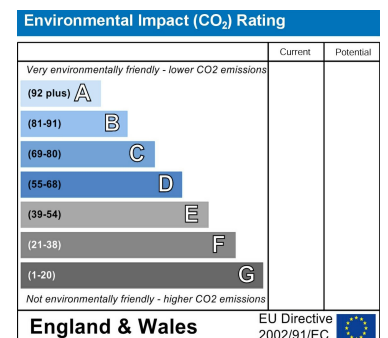
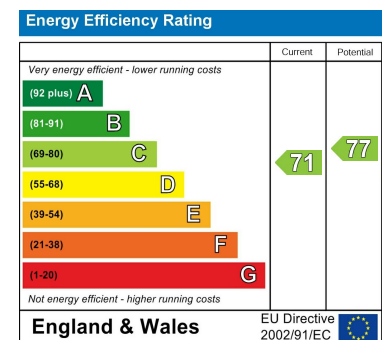


Total area: approx. 133.5 sq. metres (1437.2 sq. feet)

Area Map



Energy Efficiency Graph



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