

## 3 Gore Lane, Spalding, PE11 1BN

**£105,000**

- Prime town centre location — shops, cafés, and amenities just steps away.
- One-bedroom layout — ideal for first-time buyers, downsizers, or investors.
- Cosy lounge — perfect for relaxing after a day in town.
- Functional kitchen — ready for everyday cooking.
- Modern shower room — practical and low maintenance.
- Private courtyard — outdoor space without the upkeep of a garden.



Charming One-Bedroom Home in Spalding Town Centre.

Perfectly positioned in the heart of Spalding, this one-bedroom home offers a fantastic opportunity for first-time buyers, downsizers, or investors. Situated on Gore Lane, you'll enjoy all the convenience of town centre living, with shops, cafés, and amenities just a short stroll away.

The accommodation includes a cosy lounge, practical kitchen, comfortable bedroom, and a modern shower room. Outside, a private courtyard provides a low-maintenance space for relaxing or entertaining.

With its prime location and easy-to-manage size, this property is ideal for those seeking a central base with character and charm.

**Lounge 11'1" x 10'6" (3.39m x 3.22m)**



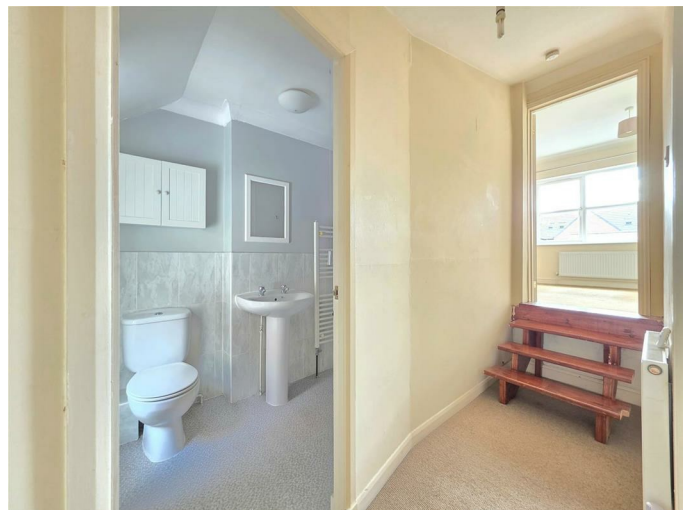
Composite glazed entrance door. PVC double glazed bay window to front. Coving to skimmed ceiling. Laminate flooring. Radiator. Bay window cupboard with electricity meter and consumer unit. Stairs to first floor. Opening to:

**Kitchen 10'9" x 10'5" (max) (3.30m x 3.20m (max))**



PVC double glazed window to rear. Door opening to courtyard. Skimmed ceiling. Tiled and laminate flooring. Fitted base and eye level units with roll edge work surfaces and tiled splash backs. Wall mounted Worcester mains gas central heating boiler. Four ring electric hob with stainless steel extractor hood over. Integrated electric oven and grill under. Stainless steel sink and drainer with chrome mixer tap over. Space and plumbing for washing machine.

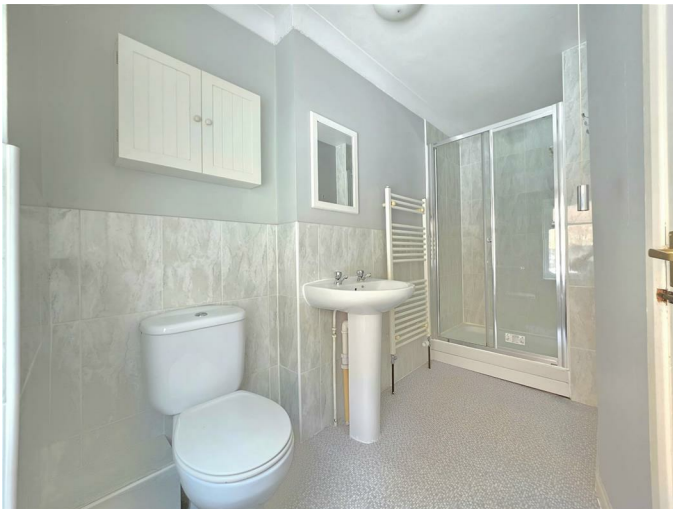
**Landing 6'6" x 11'3" (max) (1.99m x 3.45m (max))**



Coving to skimmed ceiling. Radiator. Doors to Bedroom and Bathroom.

**Bedroom 10'7" x 11'3" (3.23m x 3.44m)**

PVC double glazed window to front. Coving to skimmed ceiling. Radiator. Built in over stairs cupboard. Loft access.

**Shower Room 4'10" x 10'6" (1.48m x 3.22m)**

PVC double glazed window to rear. Coving to skimmed ceiling. Vinyl flooring Wall mounted heated towel rail. Tiled shower enclosure with glass sliding door and mains shower. Close coupled toilet with push button flush. Pedestal wash hand basin.

**Courtyard 6'9" x 12'1" (2.08m x 3.69m)**

Half covered hardstanding area.

**Property Postcode**

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

**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

Electricity supply: Octopus Energy

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 Data. Vodafone is Likely 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: No parking available. Public car park in



vicinity

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: 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.

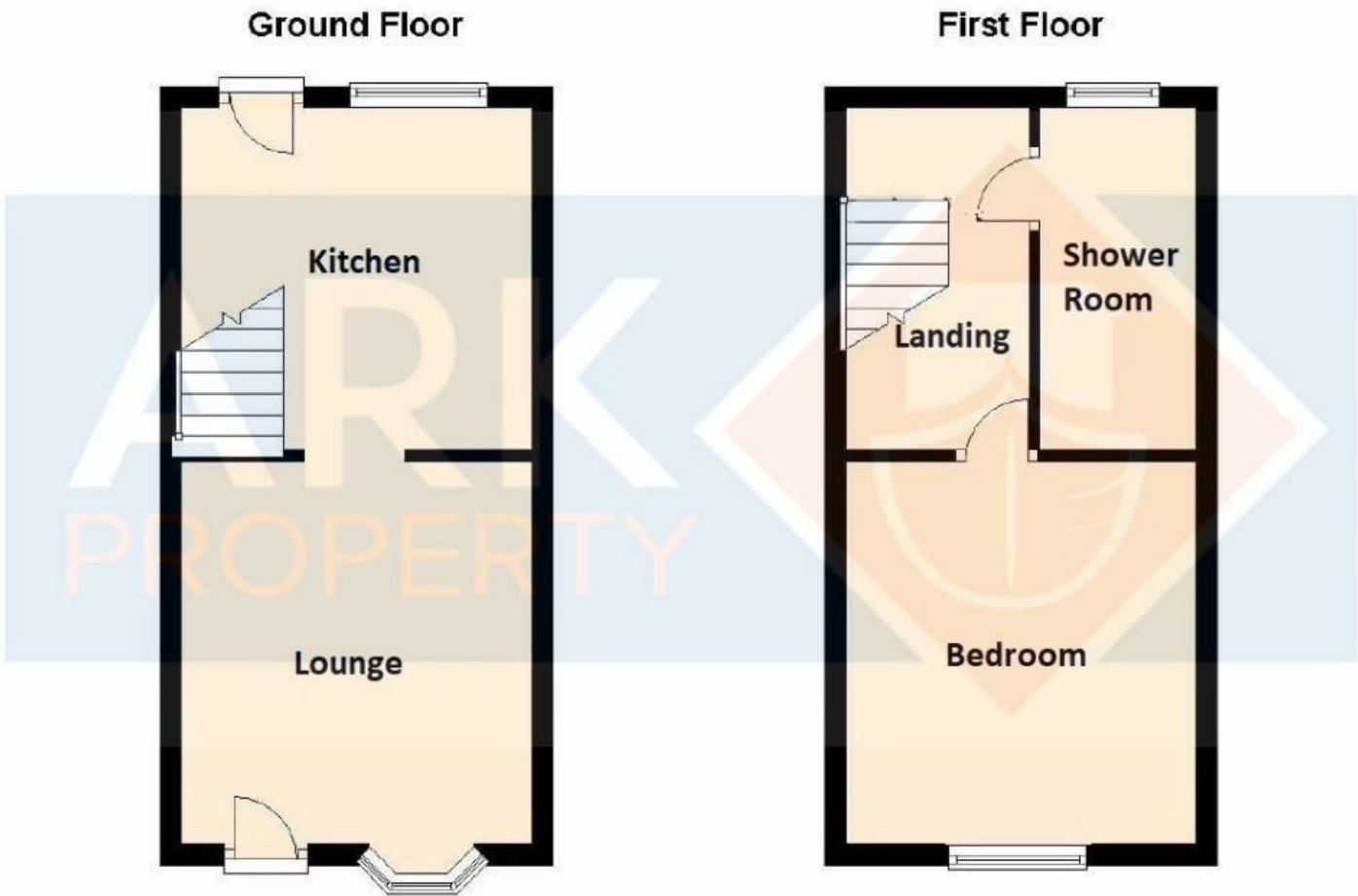
### Disclaimer

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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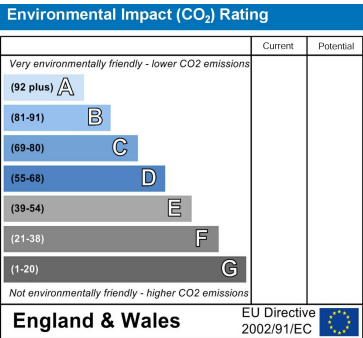
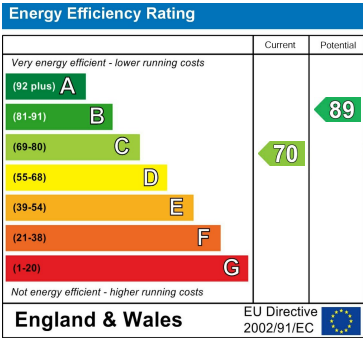
Floor Plan



Area Map



Energy Efficiency Graph



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