



51 West Parade, Spalding, PE11 1HD

£210,000

- Charming period three-bedroom semi-detached home located on the sought-after West Parade in Spalding.
- Spacious ground floor featuring a cosy lounge, separate dining room, modern kitchen, family bathroom, and a bright conservatory.
- Three well-proportioned bedrooms upstairs, complemented by a convenient shower room.
- Character features blended with modern comforts, offering both style and functionality.
- Private rear garden with workshop and courtyard.
- Prime location close to Spalding town centre, with easy access to shops, schools, and local amenities.

Charming Period Three-Bedroom Semi-Detached Home – West Parade, Spalding.

This beautifully presented period property is situated on the ever-popular West Parade, just a short distance from Spalding town centre and its excellent amenities. The spacious ground floor offers a comfortable lounge, separate dining room, well-equipped kitchen, bathroom, and a bright conservatory overlooking the courtyard—ideal for relaxing or entertaining. Upstairs, you'll find three well-proportioned bedrooms and a convenient shower room. Blending character features with modern comforts, this delightful home is perfect for families or professionals seeking stylish living close to town. Early viewing is highly recommended.

Entrance Hall

PVC double glazed entrance door to side. Doors opening to lounge and dining room. Stairs to first floor landing.

Lounge 10'11" x 12'7" (3.34m x 3.84m)



PVC double glazed bay window to front. Skimmed ceiling. Laminate flooring. Radiator. Feature open fireplace.



Dining Room 11'3" x 12'7" (3.43m x 3.84m)



PVC double glazed window to rear. Skimmed ceiling. Anthracite vertical radiator. Understairs storage cupboard. Laminate flooring. Gas fireplace. Opening to kitchen.



Kitchen 9'8" x 7'1" (2.96m x 2.17m)

Double glazed window to side. Skimmed ceiling. Tiled flooring. Fitted base and eye level units with roll edge work surface and tiled splash backs. Four ring gas hob with extractor and electric oven and grill under. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Doors to conservatory and bathroom.

**Conservatory 12'10" x 5'0" (3.93m x 1.54m)**

Brick and PVC double glazed construction with polycarbonate roof and tiled flooring.

Bathroom 7'10" x 7'2" (2.40m x 2.19m)

PVC double glazed window to side. Skimmed ceiling. Tiled flooring. Chrome wall mounted heated towel rail. Wall mounted illuminated vanity mirror. Fitted three piece suite comprising P shaped bath with chrome mixer tap and shower attachment. Ceramic was hand basin with chrome mixer tap over set in vanity unit with built in storage. Close coupled toilet with push button flush. Extractor fan.

First Floor Landing

Skimmed ceiling. Laminate flooring. Doors to bedrooms. Loft access.

**Bedroom 1 11'2" x 12'7" (inc. cupboard)
(3.42m x 3.84m (inc. cupboard))**



PVC double glazed window to front. Skimmed ceiling. Laminate flooring. Radiator. Built in wardrobes with sliding doors.



Bedroom 2 11'4" x 9'10" (3.46m x 3.02m)



PVC double glazed window to rear. Skimmed ceiling. Radiator. Built in cupboard.



Bedroom 3 9'5" x 7'0" (2.89m x 2.15m)



PVC double glazed window to side. Skimmed ceiling. Anthracite vertical radiator. Laminate flooring. Sliding door to en-suite shower.

En-suite 3'3" x 6'10" (1.01m x 2.10m)



PVC double glazed window to rear. Skimmed ceiling.

Recessed spot lights. Extractor fan. Chrome wall mounted heated towel rail. Laminate flooring. Tiled shower enclosure with glass sliding door and mains thermostatic bar shower and handheld attachment over. Concealed cistern toilet. Ceramic wash hand basin set in vanity unit with built in storage.

Outside



Front: Concrete driveway providing off road parking for up to 2 vehicles. Secure side gate opening to courtyard area and to the rear garden.
Rear: Enclosed by timber fencing. Laid to lawn with timber deck and pergola. Further patio seating. Planted borders. Outside cold water tap.
There is brick built utility outbuilding (3.14m x 1.90m) with light and water connected. Toilet and wash hand basin.



Timber Cabin 8'3" x 15'9" (2.53m x 4.82m)



Property Postcode

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

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 Limited over Voice and Data. O2 is Likely over Voice and Limited over 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: Driveway

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: D66

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.

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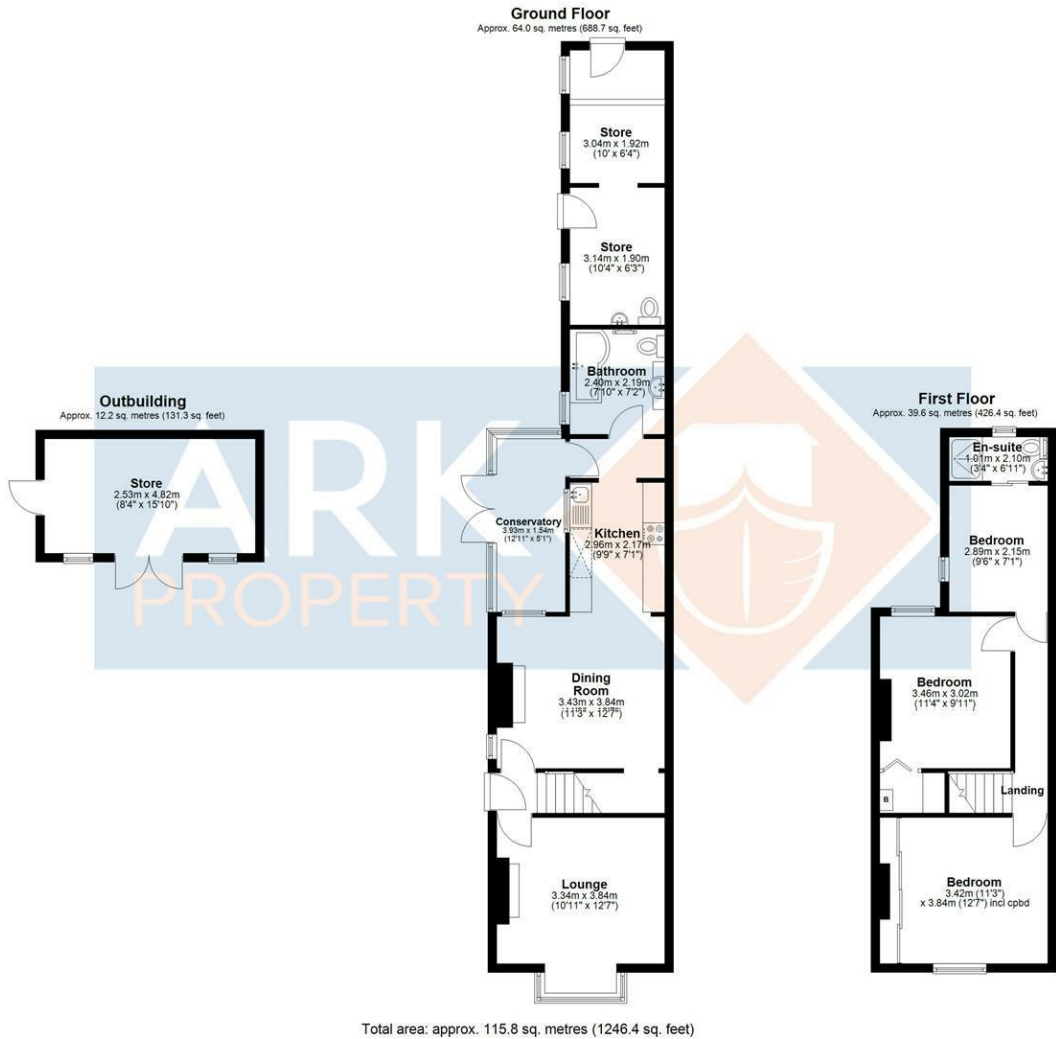
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

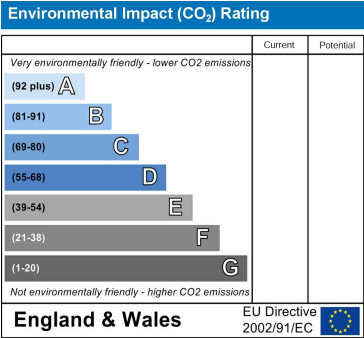
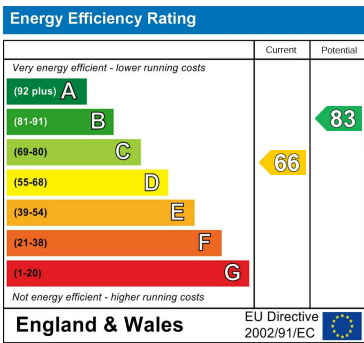
Floor Plan



Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

