



26 Piccard Drive, Spalding, PE11 2GP

£185,000

- Three-bedroom semi-detached home with no onward chain.
- Spacious lounge, kitchen, and convenient ground-floor cloakroom.
- Three well-proportioned bedrooms and a family bathroom upstairs.
- Enclosed rear garden, perfect for outdoor enjoyment.
- Located in a popular area of Spalding.

This well-presented three-bedroom semi-detached home offers an excellent opportunity for buyers looking for a hassle-free move, with no onward chain. The property has just been redecorated and recarpeted ready for sale!

The ground floor comprises an entrance hall with a convenient cloakroom, a kitchen, and a spacious lounge with access to the enclosed rear garden. Upstairs, there are three bedrooms and a family bathroom.

Externally, the property benefits from a driveway to the side, providing off-road parking, and a private rear garden—perfect for outdoor enjoyment.

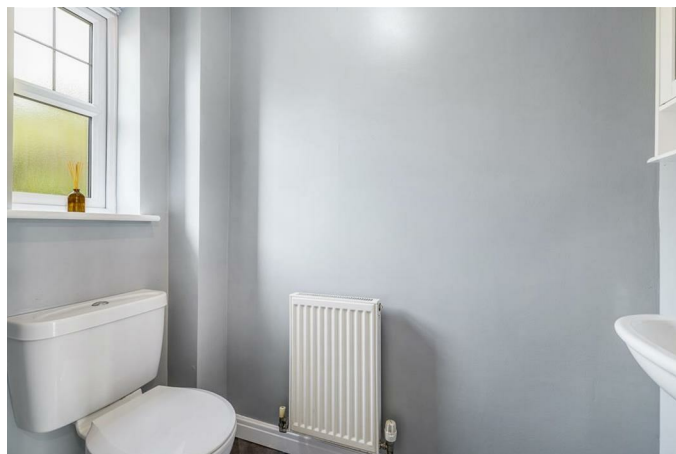
Located in a sought-after area of Spalding, this home is ideal for first-time buyers, families, or investors. Contact us today to arrange a viewing!

Entrance Hall 13'9" x 3'10" (4.20m x 1.17m)



Composite glazed entrance door to front. Radiator. Stairs to the first floor landing. Doors to cloakroom, kitchen and lounge.

Cloakroom 6'4" x 3'2" (1.94m x 0.99m)



PVC double glazed window to front. Skimmed ceiling. Vinyl flooring. Radiator. Wall mounted electric consumer unit. Fitted close coupled toilet with push button flush and wall mounted wash hand basin with tiled splash back.

Lounge 15'6" x 14'4" (4.73m x 4.37m)



PVC double glazed window and French doors to rear. Skimmed ceiling. Two radiators. Built in under-stairs storage cupboard.

Kitchen 8'7" x 7'9" (2.64m x 2.37m)



PVC double glazed window to front. Skimmed

ceiling. Tiled flooring. Wall mounted mains central heating boiler. Fitted with a matching range of base and eye level units, roll edge work surfaces with tiled splash back. Four ring gas hob with integrated electric oven and grill under. Extractor hood. Stainless steel sink and drainer with chrome mixer tap over. Space and plumbing for washing machine. Space for under counter fridge.

First Floor Landing 9'7" x 6'5" (2.94m x 1.97m)



Skimmed ceiling with loft access. Built in over stairs cupboard with hanging rail. Doors to bedrooms and bathroom.

Bedroom 1 12'4" x 8'9" (3.77m x 2.68m)



PVC double glazed window to rear. Skimmed ceiling. Radiator.

Bedroom 2 10'5" x 8'5" (3.18 x 2.57m)



PVC double glazed window to front. Skimmed ceiling. Radiator.

Bedroom 3 6'11" x 6'5" (2.13m x 1.96m)



PVC double glazed window to rear. Skimmed ceiling. Radiator.

Bathroom 6'4" x 6'2" (1.94m x 1.88m)



PVC double glazed window to front. Skimmed ceiling. Extractor fan. Vinyl flooring. Chrome wall mounted heated towel rail. Shaver point. Fitted with three piece suite comprising panel bath with chrome taps over and mains shower and glass folding door. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome taps over.

Outside



To the front of the property there is a small lawn area and driveway providing parking for up to two vehicles. A block paved path leads to the front door, Side gated access to the rear garden. The rear garden is enclosed by timber fencing. Laid to lawn. Patio seating area. Gravelled area and timber storage shed.

Property Postcode

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

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: 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 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: C77

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.

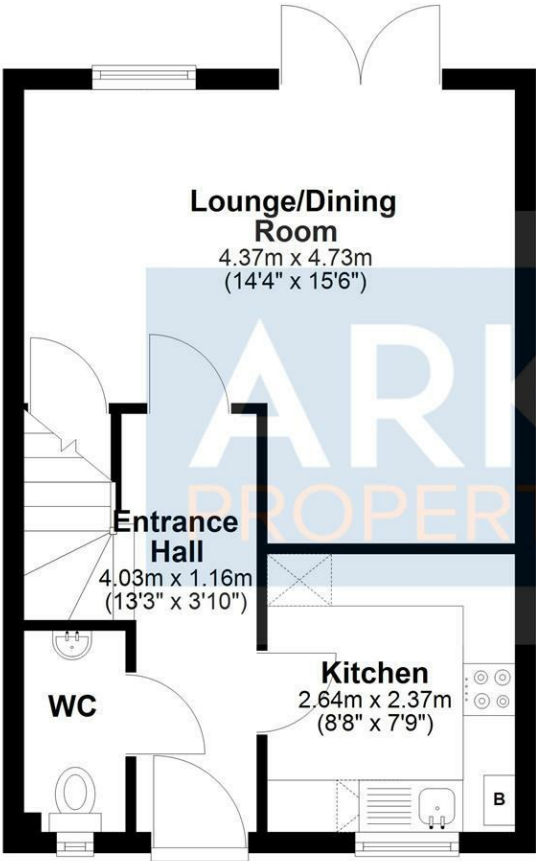
Disclaimer

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

Floor Plan

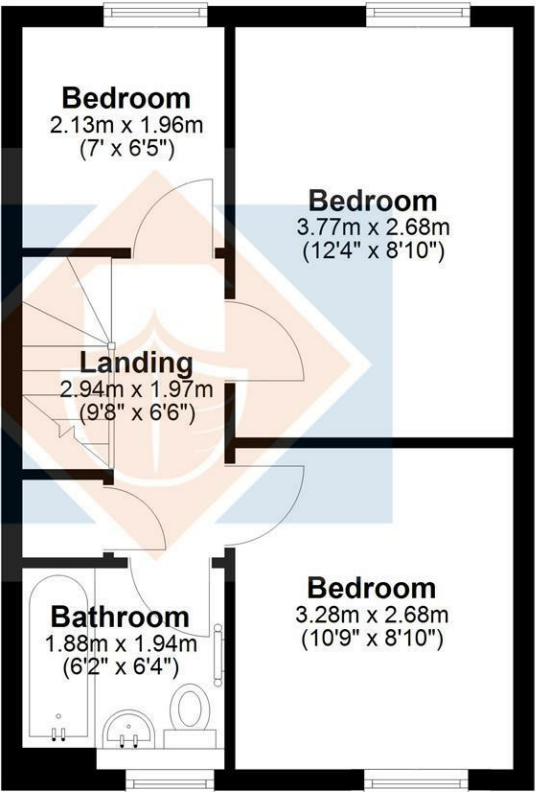
Ground Floor

Approx. 33.7 sq. metres (362.5 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.6 sq. feet)

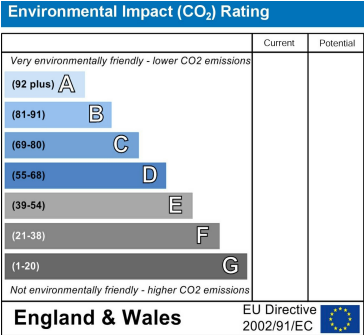
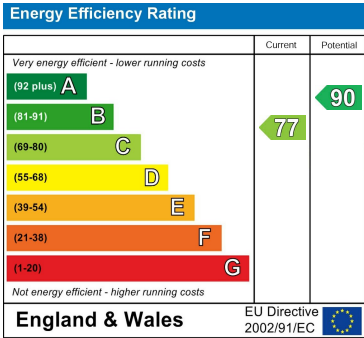


Total area: approx. 67.6 sq. metres (727.1 sq. feet)

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>

