ARK PROPERTY

7 Cross Street, Spalding, PE11 2YG

£200,000

- Real kerb appeal to front
- Large rear garden
- Beautifully presented with neutral decor
- Close proximity to town
- Open plan lounge to dining area
- Three good sized bedrooms
- Within easy access of local amenities
- Four piece bathroom suite
- Full of character and charm
- Register with Ark for all new future listings

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Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Ideally positioned within easy reach of Spalding town centre and a wide range of local amenities, this attractive home boasts fantastic kerb appeal from the moment you arrive.

Step inside to discover a beautifully presented interior, featuring neutral décor throughout that perfectly complements the property's charm and character. Upstairs, there are three well-proportioned bedrooms, with the smallest benefiting from a useful walk-in dressing area, offering added versatility.

Outside, the property continues to impress with a wonderful garden designed for both relaxing and entertaining. A courtyard seating area leads onto a generous lawn, creating the perfect space for enjoying time with family and friends.

Offered to the market with no onward chain, this delightful home is ready for its next owners. Early viewing is highly recommended – book yours today.

Entrance Hall

Door to side. Stairs leading to first floor landing.

Lounge 11'10" x 11'3" (3.61m x 3.43m)

Bay window to front. Feature fireplace with surround. Radiator.

Dining Room 12'10" x 9'7" (3.93m x 2.94m)

Window to rear. Radiator.

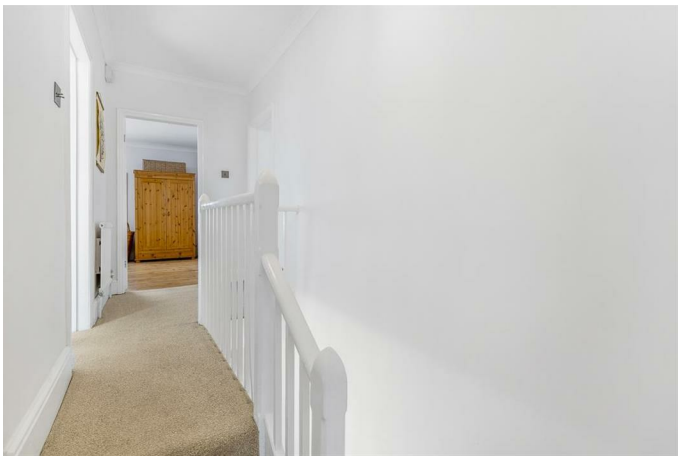
Sun Room 11'6" x 7'2" (3.51m x 2.20m)

French doors leading to garden. Tiled floor.

Kitchen 12'2" x 6'11" (3.73m x 2.12m)

Window to side. Matching range of base and eye level units with work surface over. Integrated hob with extractor over. Built in oven and grill. Sink unit with drainer and mixer tap. Tiled splash back. Radiator. Space for fridge/freezer.

First Floor Landing

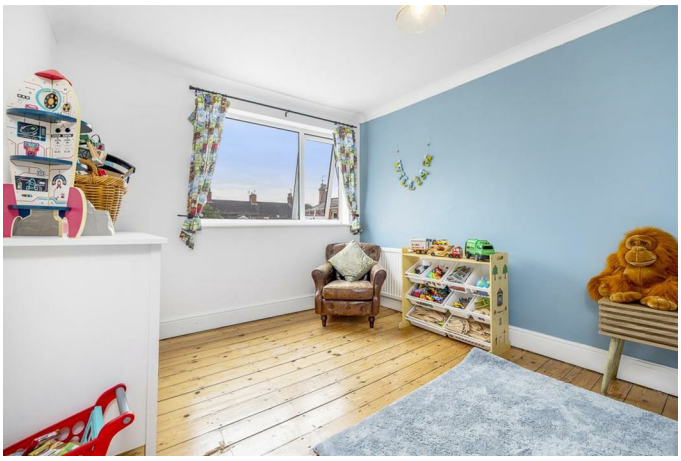


Doors to bedrooms and bathroom.

Bedroom 1 11'9" x 14'9" (3.60m x 4.52m)

Bay window to front. Loft access. Radiator.

Bedroom 2 12'10" x 9'7" (3.93m x 2.94m)



Window to rear. Radiator.

Bedroom 3 15'6" x 5'8" (4.73m x 1.75m)

Window to front. Built in storage cupboard. Radiator.

Bathroom 11'6" x 6'11" (3.51m x 2.12m)

Window to rear. Fully tiled walls. Walk in shower cubicle. Panelled bath. Wash hand basin. Toilet. Radiator.

Outside

The property has a hard standing area to the front

which could have the kerb dropped to provide off road parking. Gated side access to the rear garden.
The rear garden has a patio seating area. Lawn area with mature trees and shrubs. Brick built outbuilding with power and light connected.

Store 11'6" x 12'2" (3.53m x 3.73m)

Property Postcode

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

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: A
Annual charge: No
Property construction: Brick built
Electricity supply: Scottish Power
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 Limited over Voice and 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: On street parking
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: E51

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.

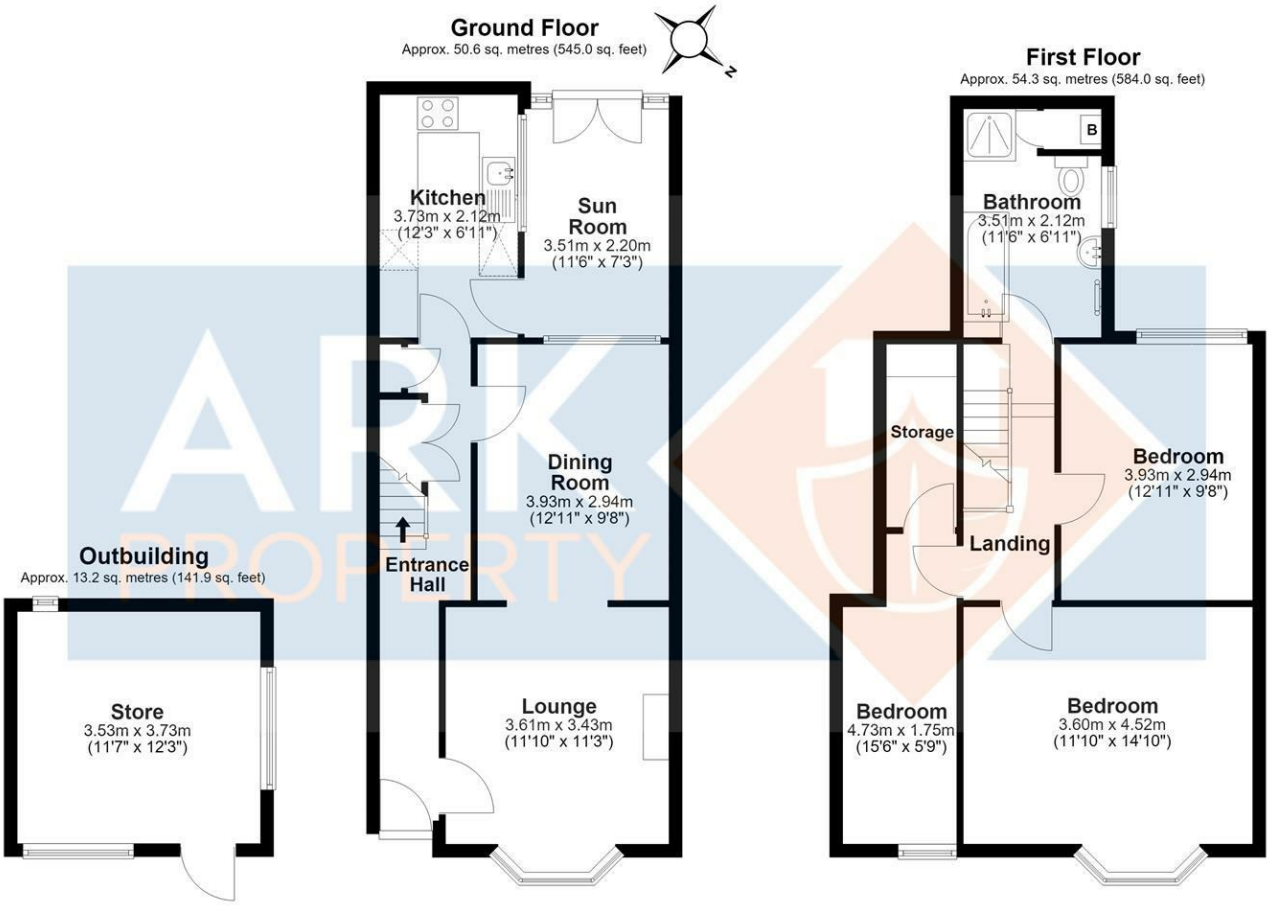
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

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

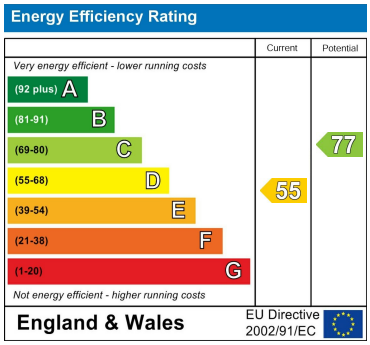


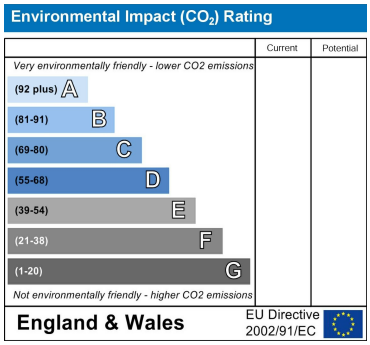
Total area: approx. 118.1 sq. metres (1270.9 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map

Energy Efficiency Graph





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