



## 14 Priory Road, Spalding, PE11 2XA

**£325,000**

- Dating back to 1884 with beautifully preserved features
- A blend of charm and character
- Striking turret style porch
- Private gated entrance providing parking
- Spacious flowing layout
- Three generous bedrooms
- Within easy access of the town centre
- Low maintenance rear garden
- Sold with No Chain!



Welcome to Prory Road – A Home Like No Other in Spalding

Dating back to 1884, Shirley House has been tastefully renovated over the years, blending original features with modern touches to create a home full of charm, quirkiness, and character.

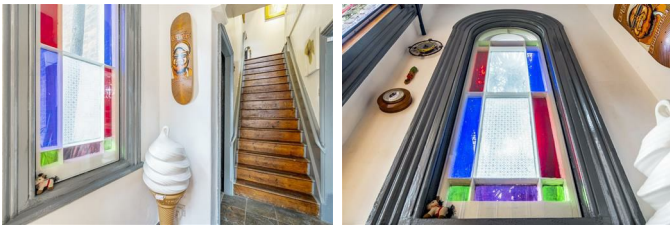
From the moment you arrive, this unique property makes an impression, private gates open to secure parking and a garage, while the striking turret style porch offers a truly memorable welcome.

Inside, spacious rooms, a seamless layout, and beautiful detailing make this a home you'll instantly fall in love with. Upstairs, you'll find three generous double bedrooms and a larger than average bathroom, completing the accommodation perfectly.

To the rear, the garden has been designed with low maintenance in mind, providing a peaceful haven ideal for relaxing or entertaining.

Curious to see more? Book your viewing today!

### Entrance Hall



Wooden entrance door with original locking mechanism. Stained glass window to side. Tiled flooring. Stairs to first floor landing.

### Lounge 12'5" x 13'4" (3.81m x 4.08m)



Sash bay window to front. Stained glass window to side. Wood effect flooring. Radiator. Picture rails. Feature open fireplace with log burner, surround and tiled hearth.

### Dining Room 13'4" x 13'10" (4.08m x 4.23m)



Sash window to rear. Wood effect flooring. Radiator. Alcoves with built in storage. Under stairs cupboard.

### Study 12'11" x 12'11" (3.96m x 3.95m)



Sash window to front. Wood effect flooring. Built in cupboards.

### Kitchen 13'4" x 9'1" (4.07m x 2.77m)



Sash window to side. Door to side. Radiator. Matching wall and base units with worktops over. Sink unit with drainer and mixer tap. Built in eye level oven and grill. Built in electric hob with extractor hood over. Wine rack. Pantry cupboard with built in shelving. Tiled flooring.

### Utility/Shower Room 3'11" x 9'4" (1.21m x 2.86m)

Window to rear. Plumbing for washing machine.



Electric shower with a fitted shower tray. Tiled flooring.

### Cloakroom



Window to side. Tiled flooring with vinyl over. Toilet. Wash hand basin set in vanity unit.

### First Floor Landing 17'0" x 13'10" (5.19m x 4.23m)



Window to side. Storage cupboard. Wooden stairs and carpeted landing. Radiator.

### Bedroom 1 13'0" x 13'0" (3.97m x 3.98m)



Sash window to front. Original fireplace with

surround and exposed brick wall. Carpeted. Radiator.

### Bedroom 2 12'5" x 13'4" (3.81m x 4.08m)



Sash window to front. Built in storage. Blocked up fireplace. Carpeted. Radiator.

### Bedroom 3 10'7" x 8'1" (3.25m x 2.48m)



Sash window to rear. Carpeted. Loft access.

### Bathroom 13'5" x 9'1" (4.09m x 2.79m)



Sash window to side. Corner bath with shower attachment over. Toilet. Wash hand basin. Radiator. Wooden flooring. Storage cupboard 1.90m x 1.40m.

### Garage 17'4" x 8'11" (5.30m x 2.72m)

Wooden doors to front. Power and light connected. Pedestrian door to garden.

## Outside



The rear garden is enclosed by walling and glass tiling. Decking area. Stone patio area with built in seating and storage. Pedestrian door leading to garage. Under covered storage area.



## Property Postcode

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

## 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 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

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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: E44

## 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.

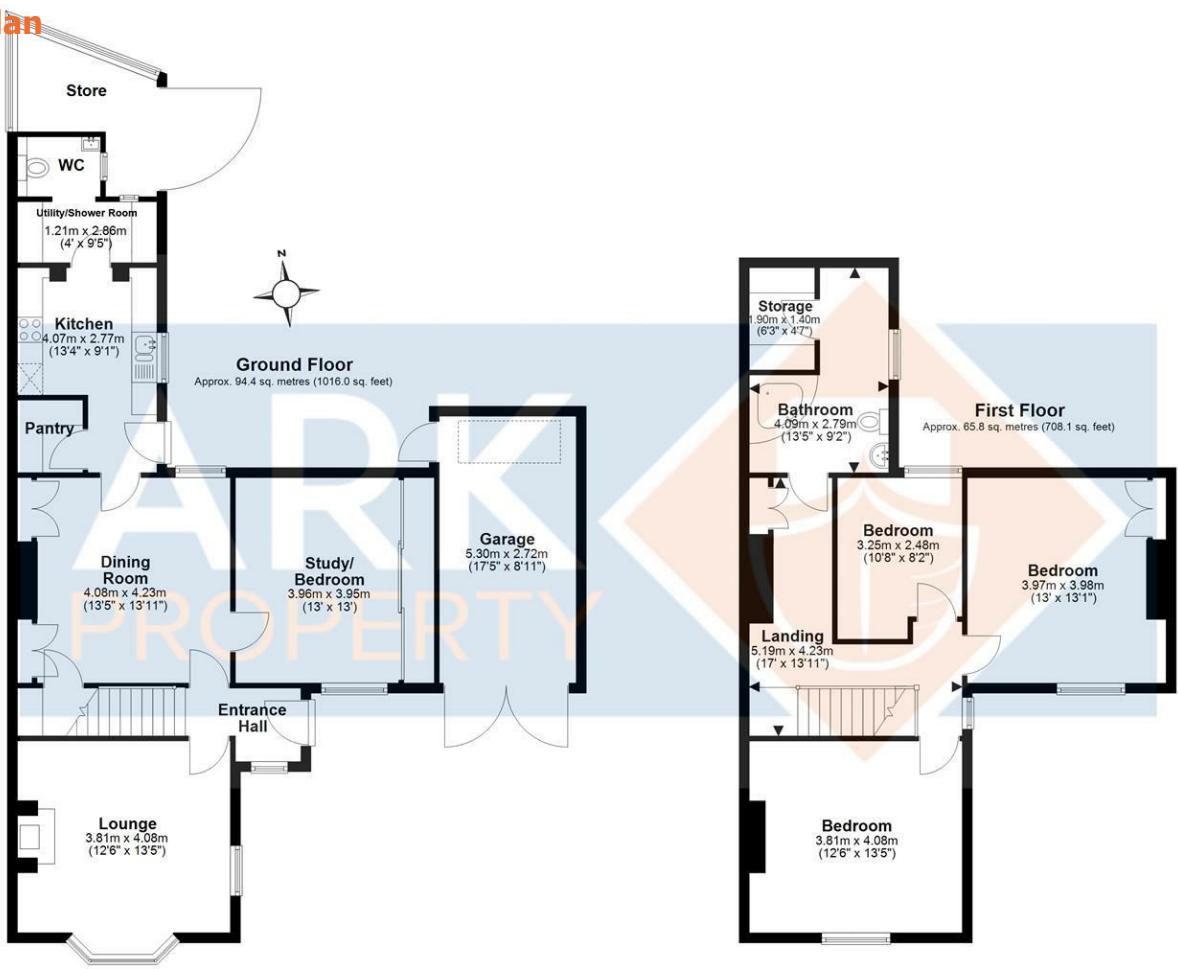
## Disclaimer

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.



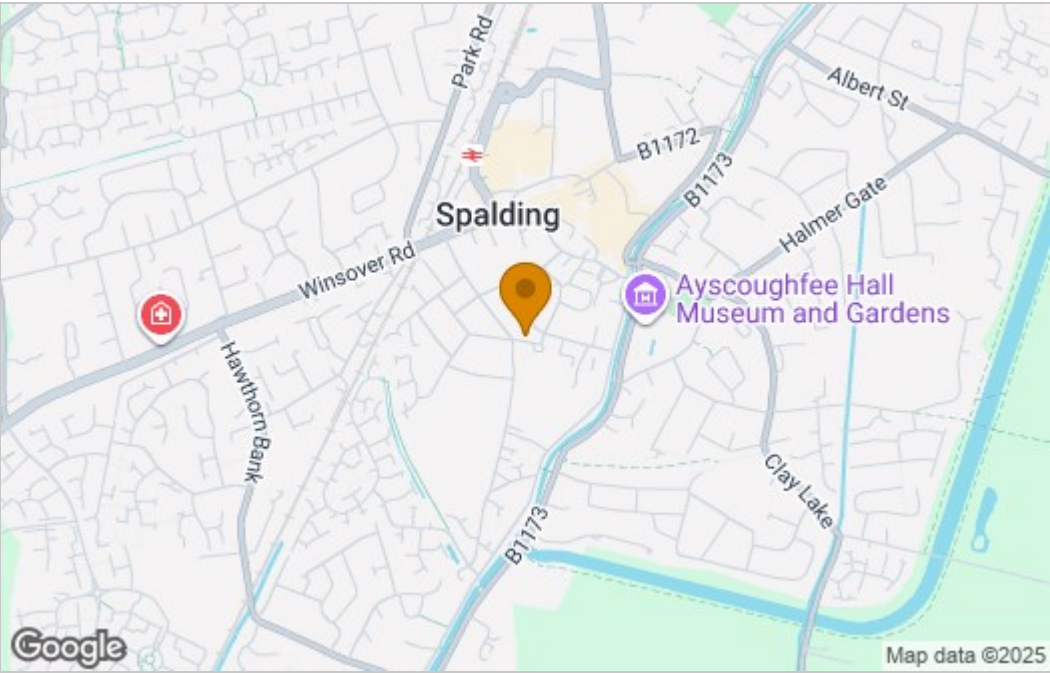
Floor Plan



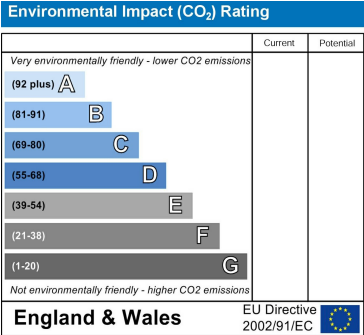
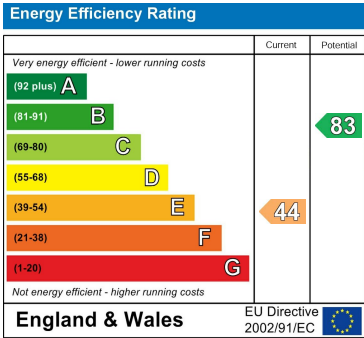
Total area: approx. 160.2 sq. metres (1724.1 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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