



## **The Green Westlode Street, Spalding, PE11 2AG**

**By Auction £190,000**

- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £190,000
- Spacious Kitchen/Diner: Extended to the rear, featuring an open-plan kitchen and dining room ideal for entertaining.
- Three Reception Rooms: Versatile spaces on the ground floor for living, dining, or working from home.
- Three Bedrooms: Well-proportioned bedrooms providing comfort and space upstairs.
- Family Bathroom: A conveniently located bathroom serving the upper level.

- Perfect for Families: Ample living and dining areas to suit a growing family.
- Walking Distance to Amenities: Enjoy convenient access to shops, cafes, and essential services.
- Charming Curb Appeal: A period property with a distinctive and attractive facade.
- Prime Location: Situated in the heart of Spalding Town Centre, with amenities just a short walk away.

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Nestled in the heart of Spalding Town Centre, this delightful three-bedroom period home seamlessly blends timeless charm with modern living. Extended to the rear, the property boasts a spacious open-plan kitchen and dining room, perfect for entertaining. Downstairs also features three versatile reception rooms, offering ample space for relaxation or work-from-home needs. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. Conveniently located, this home is just a short stroll from local amenities, providing the ideal blend of comfort and convenience. Don't miss the opportunity to make this characterful property your own!

### Entrance Hall

Composite glazed entrance door. Radiator. Doors to lounge, dining room, Stairs to first floor landing.

### Lounge



PVC double glazed bay window to front. Radiator. Open fireplace.

### Dining Room



PVC double glazed bay window to front. Radiator.



### Study



PVC double glazed window to side. Tiled flooring.

## Cloakroom



PVC double glazed window to side. Half height tiling. Fitted low level toilet.

## Utility Area

Fitted eye level cupboards. Vinyl flooring. Gas meter. Gas central heating boiler.

## Kitchen



Two PVC double glazed windows to rear. Fitted with matching range of base and eye level units. Roll edge work surfaces. Breakfast seating area.



## Landing



Doors to bedrooms and bathroom.

## Bedroom 1



PVC double glazed window to front. Coving to ceiling. Radiator. Twin built in wardrobes.



### Bedroom 2



PVC double glazed window to front. Radiator. Built in wardrobe with shelving.

### Bedroom 3



PVC double glazed window to rear. Radiator. Built in shower recess with tiled walls, glass door and mains shower over. Extractor fan.



### Bathroom



PVC double glazed window to rear. Radiator. Half height wall tiling. Built in airing cupboard with shelving and hot water cylinder. Fitted with panelled bath with chrome taps and shower attachment. Pedestal wash hand basin with chrome taps over. Close coupled toilet with push button flush.

## Outside



Front: Concrete driveway with carport providing off road parking for up to 3 vehicles. Concrete foot path around the property. The side garden has brick wall and timber fence boundaries.

Rear: Good size lawn area with block paved patio seating area. Timber storage shed. Mature trees and shrubs border the garden. Outside cold water tap.



## Property Postcode

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

## 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: C

Annual charge: No

Property construction: Brick Built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Mains, 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 None 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: No

Coastal erosion risk: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: TBC

## 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.

## **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

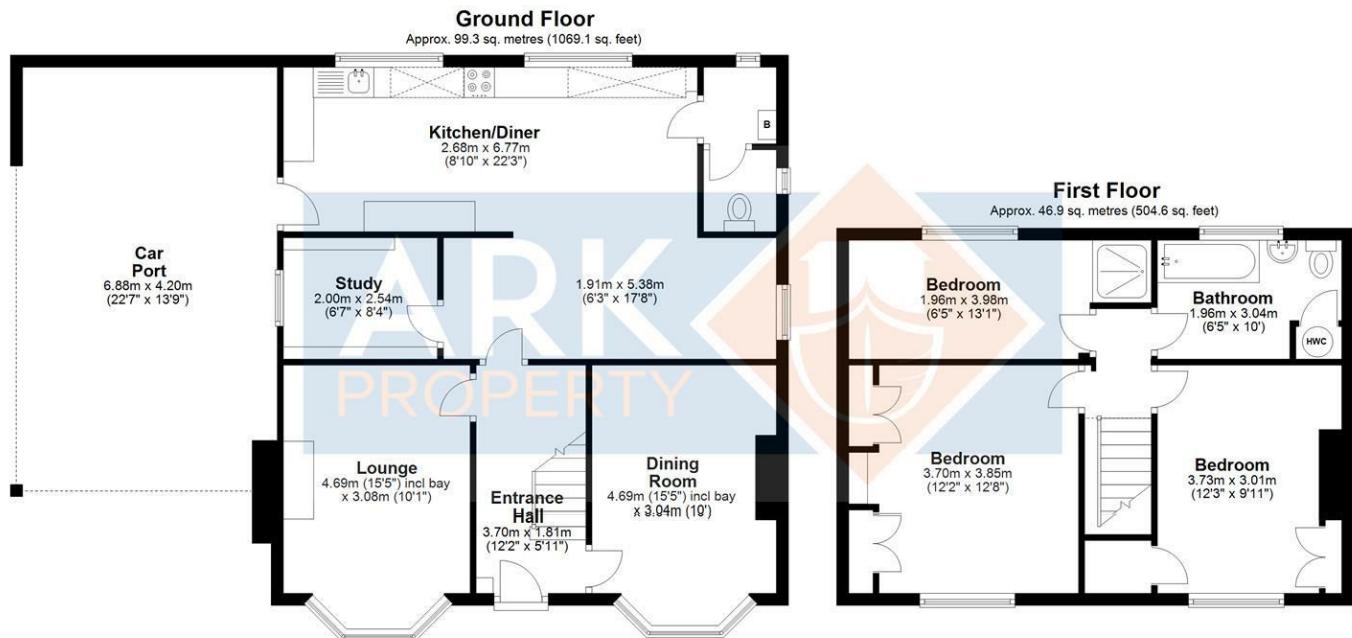
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

## **Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

## Floor Plan



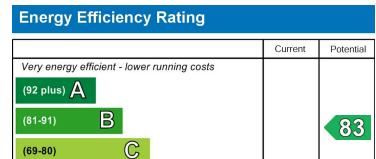
Total area: approx. 146.2 sq. metres (1573.7 sq. feet)

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

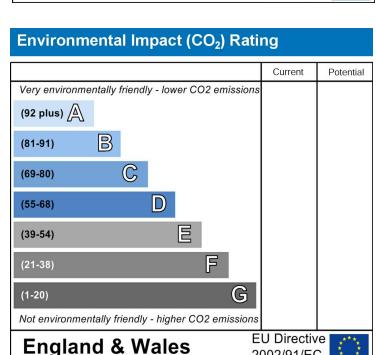
## Area Map



## Energy Efficiency Graph



## Environmental Impact (CO<sub>2</sub>) Rating



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