



18 West Parade, Spalding, PE11 1HD

£260,000

- Extended Period Home – Retaining character while offering modern family space.
- Four Bedrooms – Well-proportioned rooms with a family bathroom on the first floor.
- Spacious Living Areas – Cosy lounge and open-plan kitchen diner, ideal for entertaining.
- Practical Additions – Rear lobby, utility room, and convenient downstairs WC.
- Generous Rear Garden – Enclosed by timber fencing and hedging for privacy.
- Brick-Built Garage/Workshop – Perfect for motorbike enthusiasts or hobbyists.

This beautifully extended four-bedroom semi-detached home in Spalding blends period charm with modern family living. The first floor offers four well-proportioned bedrooms and a family bathroom, while the ground floor features a welcoming entrance hall, a cosy lounge, and a spacious open-plan kitchen diner—perfect for entertaining. A rear lobby leads to a convenient utility room with WC.

Outside, a generous rear garden, enclosed by timber fencing and hedging, provides a private retreat. A brick-built garage offers excellent space for a workshop, ideal for motorbike enthusiasts or hobbyists. A must-see home offering space and versatility!

Entrance Hall 19'9" x 6'1" (6.03m x 1.86m)



Composite glazed entrance door with obscure side and top lights. Skimmed ceiling. Vinyl tile flooring. Radiator. Stairs to first floor landing.

Lounge 11'11" x 11'8" (3.65m x 3.58m)



PVCu double glazed bay window to front. Skimmed ceiling. Vinyl tile flooring. Inset cast iron fireplace. Radiator.

Kitchen/Dining Room 12'5" x 18'2" (3.80m x 5.54m)



PVCu double glazed window to side and French doors to rear. Skimmed ceiling with recessed spotlighting. Tiled flooring. Radiator. Fitted with a matching range of base and eye level units with breakfast island. Solid wood work surfaces with tiled splashbacks. Four ring gas hob. Integrated eye level oven and grill. Integrated fridge freezer. Integrated dishwasher.



Utility/WC 7'5" x 6'1" (2.28m x 1.86m)



Double glazed window to side. Skimmed ceiling. Tiled flooring. Fitted base unit and work surface with tiled splashback. Stainless steel sink and drainer with chrome mixer tap over. Space and plumbing for washing machine and tumble dryer. Fitted close coupled toilet with push button flush.



First Floor Landing 9'1" x 6'11" (2.79m x 2.12m)



Skimmed ceiling with recessed spotlighting and loft access. Doors to bedrooms and bathroom.

Rear Lobby 4'7" x 6'7" (1.42m x 2.01m)



Double glazed window and door to side. Skimmed ceiling. Tiled flooring.

Bedroom 1 12'5" x 10'11" (3.80m x 3.35m)



PVCu double glazed window to rear. Skimmed ceiling with recessed spotlighting. Radiator. Fitted twin double door wardrobes.



Bedroom 2 12'0" x 10'11" (3.67m x 3.35m)



PVCu double glazed window to front. Skimmed ceiling with recessed spotlights. Radiator. Built in double door wardrobe.



Bedroom 3 23'9" x 6'2" (7.25m x 1.89m)



PVCu double glazed window to front. Skimmed ceiling with recessed spotlights. Radiator. Built in double door wardrobe.

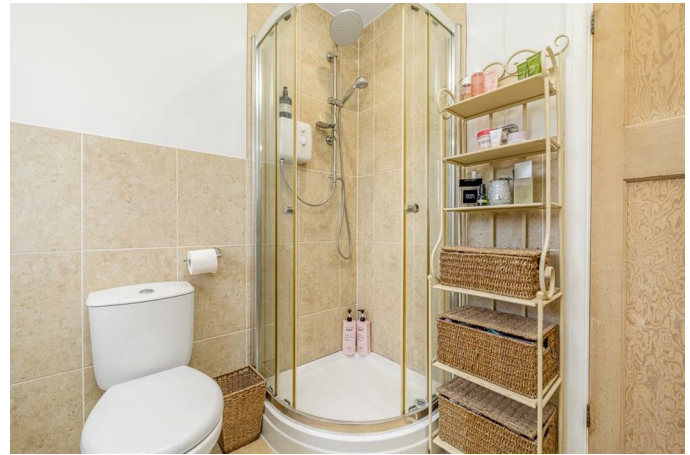


Bedroom 4 7'6" x 6'11" (2.29m x 2.13m)

PVCu double glazed window to front. Skimmed ceiling with recessed spotlighting. Radiator.

Bathroom 7'8" x 6'11" (2.34m x 2.13m)

PVCu double glazed window to rear. Skimmed ceiling with recessed spotlighting. Tiled flooring and half height wall tiling. Fitted with a four piece suite comprising panel bath with mixer tap over. Close coupled toilet with push button flush. Ceramic wash hand basin set in vanity unit with built in storage. Quadrant shower cubicle with electric shower and glass sliding doors.

**Outside**

Front: There is a low maintenance walled garden and a gravel driveway providing off road parking for one vehicle. A pathway leads to the front door and access to the side door is under the recently completed extension. Side gated access leads to the rear garden.

Rear: Mainly laid to lawn and enclosed by timber fence and hedging. There are well stocked planted borders and hard landscaping including patio seating areas, gravel and timber decking. There is outside lighting and cold water tap available.



Workshop 18'6" x 8'9" (5.64m x 2.67m)



A brick built workshop with timber double doors to front and windows to side. Power and light connected. Ideal as a workshop, hobby room or simply for storage.



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 - very 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: D67

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

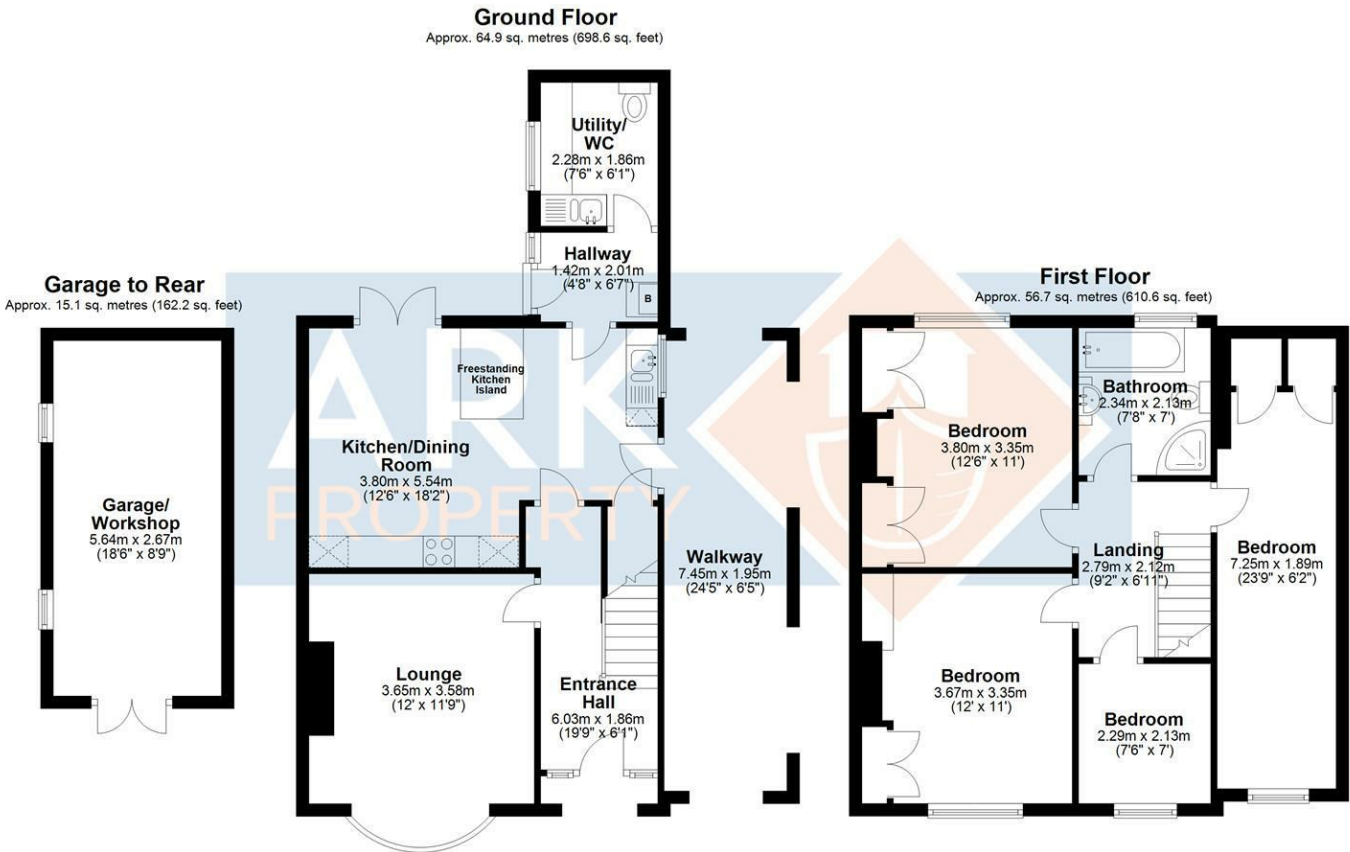
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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



Area Map



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Energy Efficiency Graph

