



112 Station Street, Spalding, PE11 4UJ

£165,000

- Located on the edge of Donington
- Two double bedrooms
- Ample off road parking
- Great size rear garden
- Well presented throughout
- Popular location
- Nice flowing layout
- Perfect for a first time buyer

Located on the edge of Donington, this beautifully presented two-bedroom semi-detached property offers ample off-road parking and a generously sized rear garden. Inside, the accommodation flows well throughout, providing a warm and homely feel. The property is being offered for sale with no onward chain, making it an ideal opportunity for first-time buyers, downsizers, or investors

Entrance Hall

UPVC door to front. Carpeted. Stairs to first floor landing.

Kitchen 9'0" x 14'5" (2.76m x 4.40m)



UPVC window to front. Radiator. Matching range of base and eye level units with work surfaces over. Stainless steel sink and drainer with mixer tap. Tiled splash backs. Space for cooker. Space for fridge/freezer. Radiator. Vinyl flooring.

Lounge 12'0" x 17'6" (3.67m x 5.34m)



UPVC window to rear and side. Radiator. Carpeted. Feature fireplace with surround.

Rear Porch

UPVC door to side. Carpeted.

Utility Room 7'8" x 5'6" (2.35m x 1.70m)



UPVC window to rear. Base and eye level units with work surfaces over. Stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Boiler.

First Floor Landing

Loft access. Carpeted.

Bedroom 1 9'1" x 17'6" (2.77m x 5.34m)



UPVC window to front. Radiator. Carpeted.

Bedroom 2 12'0" x 9'1" (3.67m x 2.79m)



UPVC window to rear. Radiator. Carpeted. Built in airing cupboard.

Bathroom 8'11" x 8'0" (2.72m x 2.44m)



UPVC window to rear. Panelled bath with electric shower over. Shower screen. Wash hand basin with tiled splash back. Toilet. Radiator. Carpeted.

Outside



The front of the property has a driveway to the side leading to the rear garden. Lawn area. Pathway leading to the rear. The rear garden is enclosed by timber fencing. Lawn area. Patio area.

Property Postcode

For location purposes the postcode of this property is: PE11 4UJ

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: None

Property construction: Brick

Electricity supply: Mains - Utility Warehouse

Solar Panels: None

Other electricity sources: No

Water supply: Mains - Anglian Water

Sewerage: Mains

Heating: Mains gas central heating

Heating features:

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 but None over 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: None

Restrictions: None

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very low. 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: None

Coalfield or mining area: None

Energy Performance rating: D63

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.

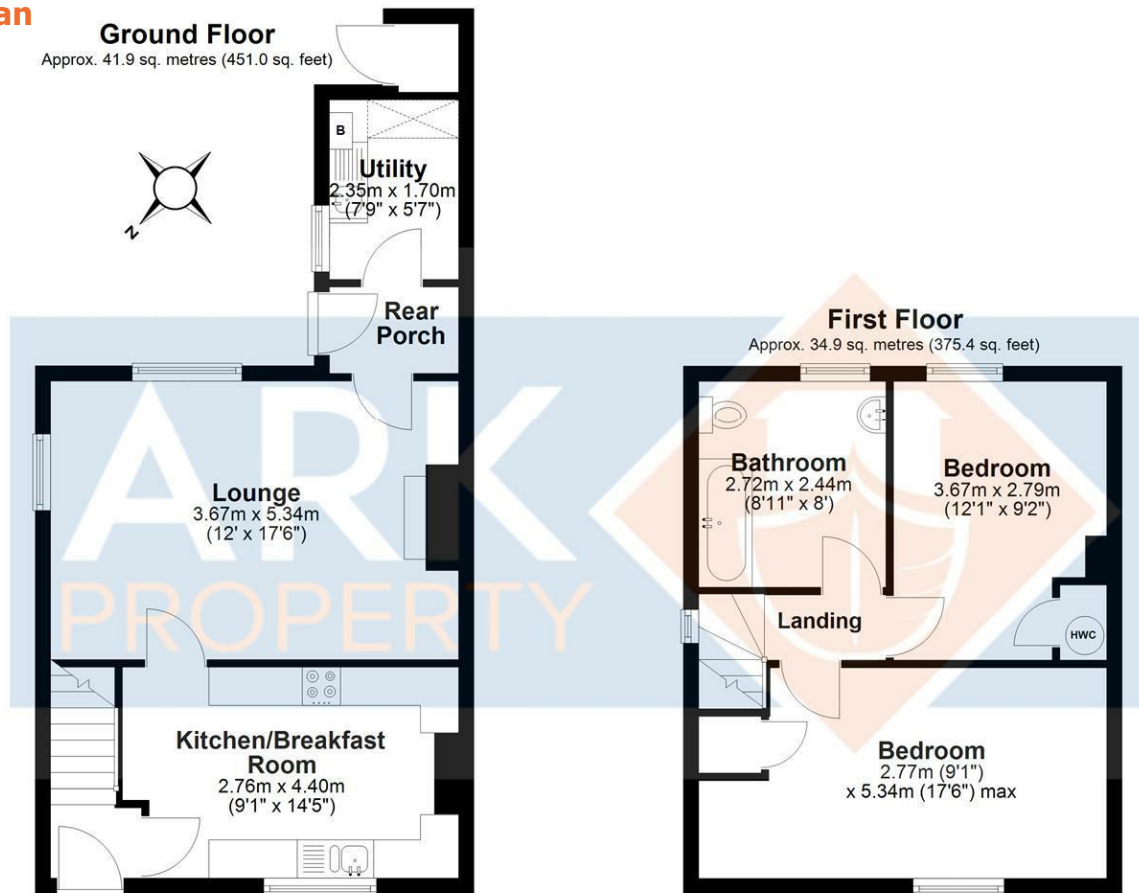
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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

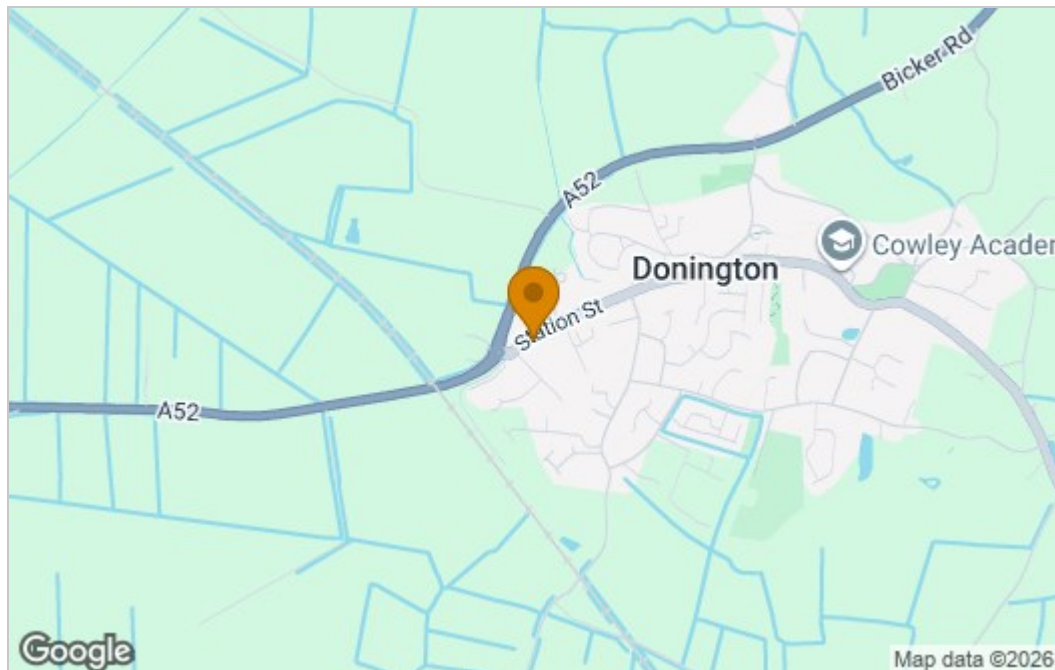
satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan

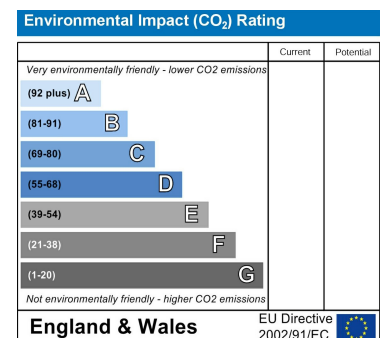
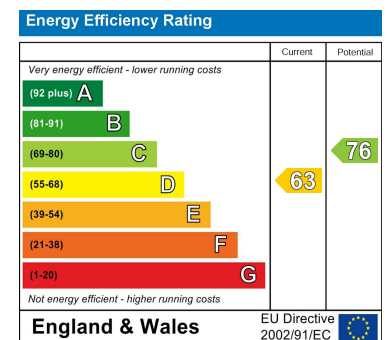


All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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