

61a Towndam Lane, Spalding, PE11 4TR

£195,000

- Driveway to front for two vehicles comfortably
- Located within easy access of local amenities
- Nice positioned property
- Nice internal layout
- Neutral decor throughout
- Good size rear garden
- Within walking distance of local primary school
- Sold with no chain.

Nestled in the heart of the sought-after village of Donington, this delightful three-bedroom semi-detached property offers an inviting and practical living space. Just a short stroll from a primary school and minutes from the village centre, this home is perfect for families or those seeking a peaceful yet convenient location.

Entrance Hall 5'2" x 5'1" (1.58m x 1.56m)

Double glazed entrance door. Skimmed ceiling. Stairs to first floor. Wall mounted central heating thermostat.

Lounge 9'8" x 18'10" (2.95m x 5.75m)



UPVC double glazed windows to front and side. Skimmed ceiling. Laminate flooring. 2 Radiators.

Kitchen/Diner 18'11" x 12'6" (5.77m x 3.82m)



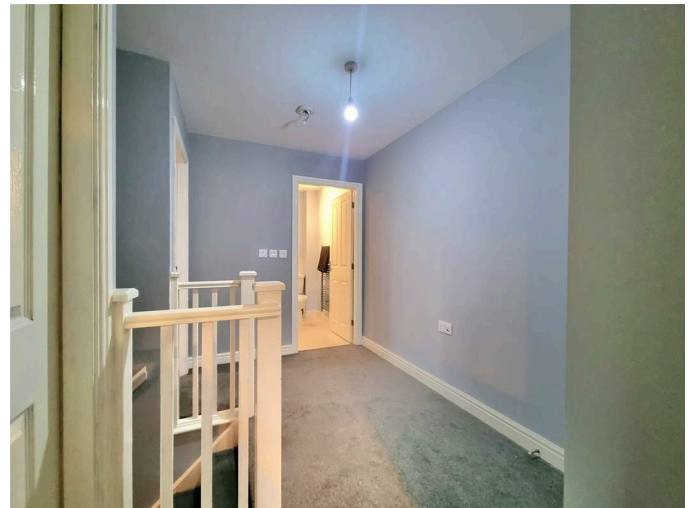
UPVC double glazed window to side and rear. French doors opening to garden. Skimmed ceiling. Vinyl flooring. Door to WC. Fitted with a matching range of base and eye level units with roll edge work surface and matching upstand. 4 ring gas hob with stainless steel extractor hood over. Electric oven and grill under. Space and plumbing for washing machine. Space and plumbing for dish washer. Space for fridge freezer.

Cloakroom 2'11" x 5'7" (0.91m x 1.72m)



Skimmed ceiling. Extractor fan. Vinyl flooring. Radiator. Fitted close coupled WC with push button flush. Pedestal wash hand basin with chrome mixer tap over. Tiled splash backs.

Landing 10'4" x 6'5" (3.17m x 1.97m)



Skimmed ceiling. Loft access. Built in airing cupboard with central heating boiler. Doors to Bedrooms and Bathroom.

Bedroom 1



PVC double glazed window to front. Skimmed ceiling. Radiator.

Bedroom 2 11'5" x 9'9" (3.50m x 2.99m)



PVC double glazed window to front. Skimmed ceiling. Radiator. Built in double wardrobe with shelf and hanging rail.

Bedroom 3 8'0" m x 7'9" (2.46 m x 2.37m)

UPVC double glazed window to side. Skimmed ceiling. Radiator.

Bathroom 6'2" x 6'0" (1.88m x 1.83m)



Skimmed ceiling. Extractor fan. Vinyl flooring. Chrome wall mounted heated towel rail. Shaver point. Fitted panel bath with chrome mixer tap and shower attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over.

Outside



Front: There is a driveway to the front of the property providing parking for up to 2 vehicles. Side gated access leading to the rear garden.

Rear: Enclosed by timber fencing. Laid to lawn. Patio seating area. Fish pond. Outside cold water tap. Timber storage shed.

Property Postcode

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

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: B
 Annual charge: No
 Property construction: Brick Built
 Electricity supply: Eon
 Solar Panels: No
 Other electricity sources:
 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 Data. Vodafone is Limited over Voice and Data.
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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: C80

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.

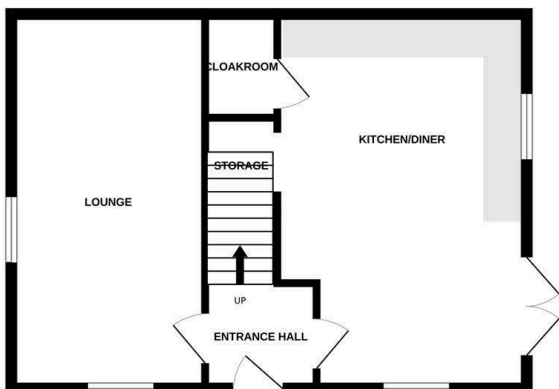
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

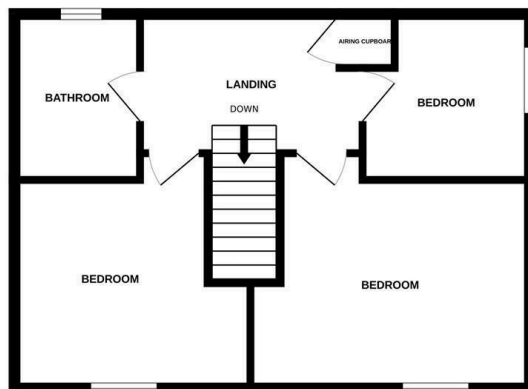
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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

GROUND FLOOR

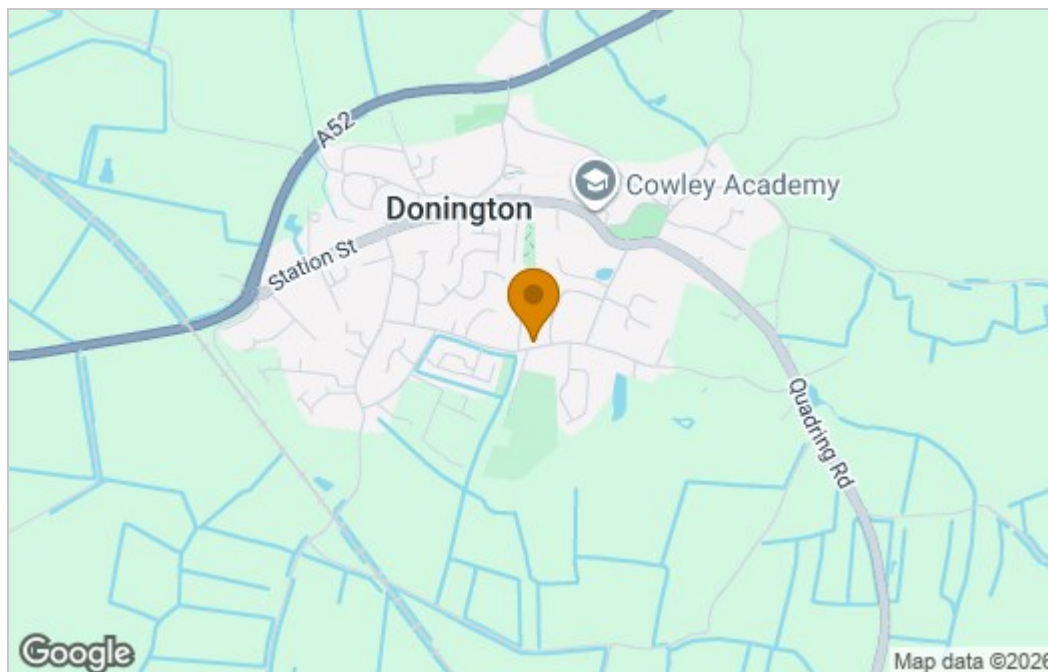


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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Energy Efficiency Graph

