

## 18 Park Avenue, Spalding, PE11 1QU

**£215,000**

- Extended semi detached house
- Popular location
- Three reception rooms
- Well presented throughout
- Easy access to town centre
- Ample off road parking and garage
- No onward chain!

**Conveniently Located and Lovingly Extended Family Home**

Situated within easy reach of Spalding town centre, this beautifully extended home has been meticulously cared for and offers a warm, welcoming atmosphere from the moment you step inside. Just a short walk from the town, the location is ideal for those looking for both convenience and comfort.

Boasting three bedrooms and three reception rooms, this property provides ample space for a growing family, entertaining guests, or working from home. Whether you're upsizing or simply seeking a home with more room to breathe, this charming property is sure to impress.

Don't miss out, book your viewing today. No onward chain!

**Entrance Hall 13'7" x 5'5" (4.15m x 1.67m)**



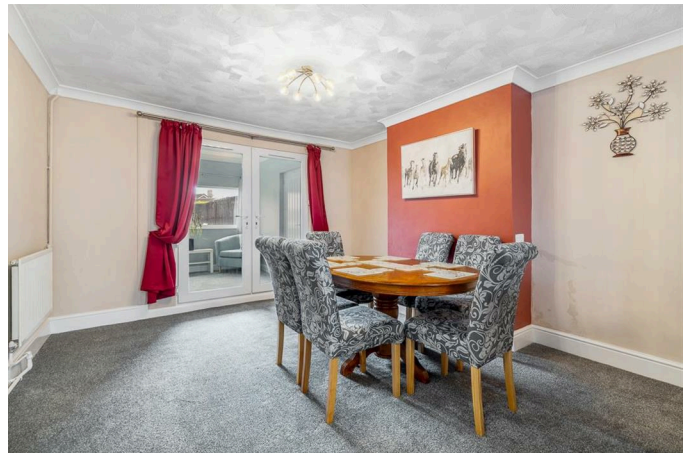
UPVC door to front. Wood effect flooring. Radiator. Stairs to first floor.

**Lounge 9'11" x 13'1" (3.04m x 4.00m)**



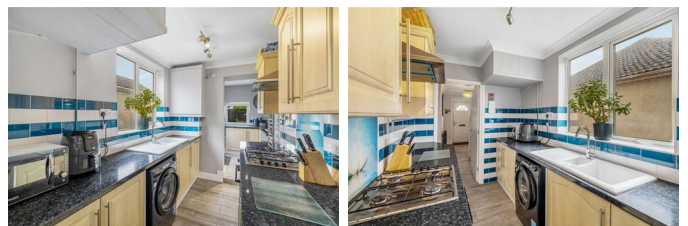
UPVC box bay window to front. Feature fireplace with surround. Radiator. Carpeted.

**Dining Room 13'5" x 11'11" (4.11m x 3.65m)**



UPVC French doors to rear. Radiator. Carpeted.

**Kitchen 9'10" x 6'4" (3.00m x 1.95m)**



UPVC window to side. Matching range of base and eye level units with work surface over. Ceramic sink unit with drainer and mixer tap. Space and plumbing for washing machine. Space for fridge/freezer. Tiled splash backs. Radiator. Gas hob with extractor hood over. Integrated oven. Wood effect flooring.

**Utility Room 7'3" x 5'10" (2.22m x 1.78m)**



UPVC door to side. UPVC window to rear. Matching range of base units with work surface over. Tiled splash backs. Space for appliances.

**Sun Room 8'0" x 7'8" (2.44m x 2.35m)**



UPVC window to rear. Radiator. Carpeted.

**First Floor Landing 6'2" x 8'11" (1.89m x 2.73m)**



UPVC window to side. Carpeted.

**Bedroom 1 13'6" x 11'2" (4.14m x 3.42m )**



UPVC window to front. Built in storage cupboard. Carpeted.

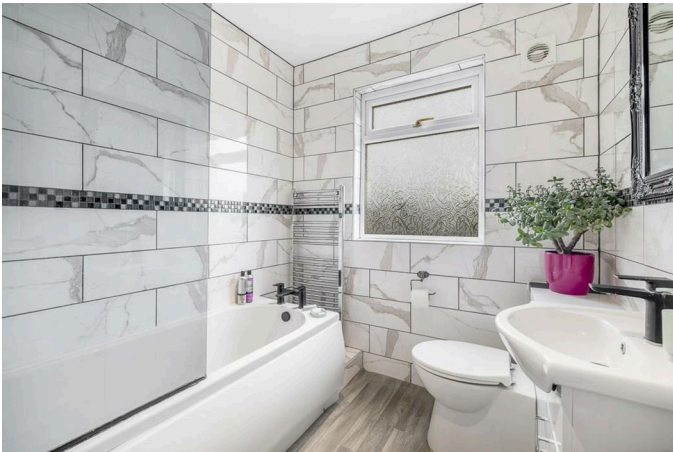
**Bedroom 2 9'8" x 11'11" (2.96m x 3.65m)**



UPVC window to rear. Radiator. Wood effect flooring.

**Bedroom 3 10'0" x 7'3" (3.07m x 2.23m)**

UPVC window to front. Radiator. Carpeted.

**Bathroom 6'9" x 6'5" (2.06m x 1.98m)**

UPVC window to rear. Bath with mixer tap over, shower unit and shower screen. Wall mounted heated towel rail. Wash hand basin. Toilet. Tiled walls. Wood effect flooring. Extractor fan.

**Outside**

Front: Gravel area to the front of the property with a driveway leading to the rear of the property and to the garage.

Rear: Enclosed by timber fencing. Patio area. Lawn area.

**Garage 15'11" x 8'0" (4.86m x 2.46m)****Property Postcode**

For location purposes the postcode of this property is: PE11 1QU

**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 Limited over Voice and Data. O2 is Limited over Voice and 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 and Single Garage

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: C70

**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**

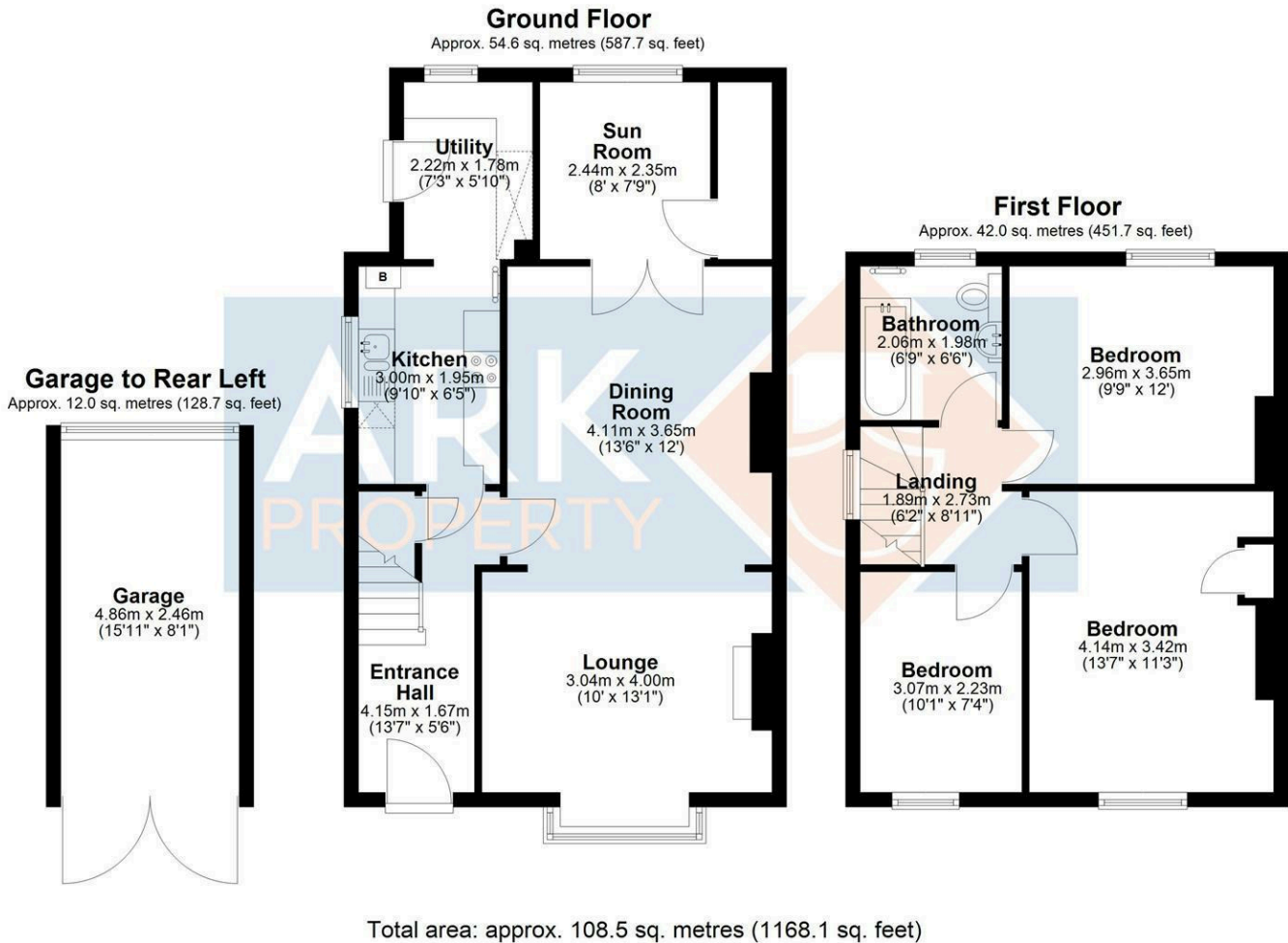
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

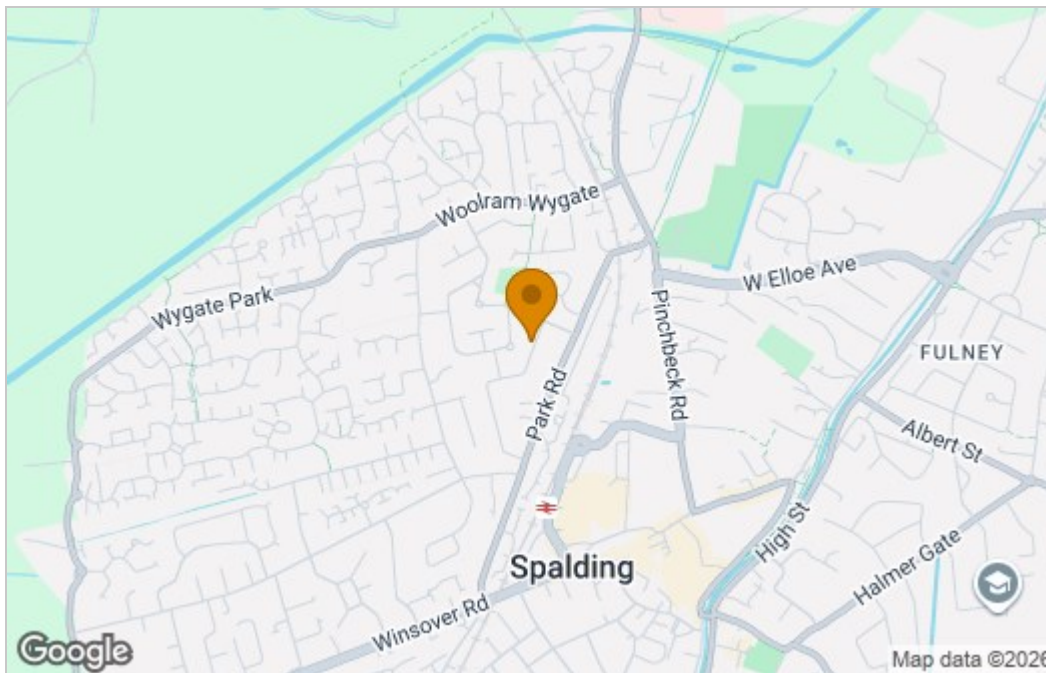
### **Disclaimer**

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.

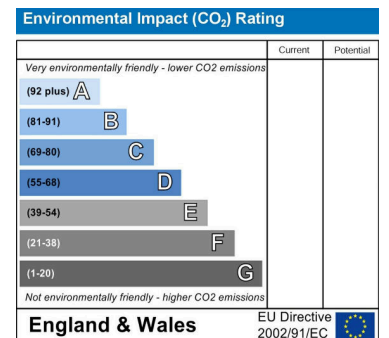
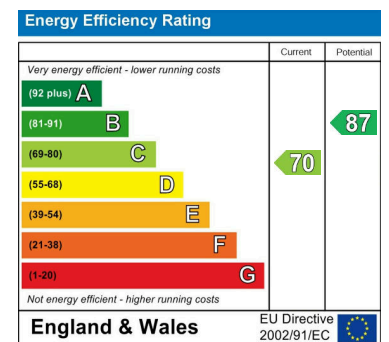
## Floor Plan



## Area Map



## Energy Efficiency Graph



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