



## **17 The Circus, Spalding, PE11 1WG**

**Offers Over £275,000**

- Spacious and versatile townhouse on the popular St Johns Circus development.
- Reconfigured layout offering up to six bedrooms.
- En-suite to principal bedroom plus family bathroom.
- Ground floor lounge, kitchen diner, and utility/WC.
- Generous rear garden ideal for families and entertaining.
- Single garage and off-road parking.

Versatile Townhouse on St Johns Circus – Up to Six Bedrooms.

Located on the sought-after St Johns Circus development in Spalding, this spacious and reconfigured townhouse offers impressive flexibility across three floors. The property boasts up to six bedrooms, including an en-suite and a family bathroom, making it ideal for larger families or those needing additional home office space. The ground floor features a welcoming lounge, a modern kitchen diner, and a useful utility/WC. Outside, there is a generous rear garden, a single garage, and off-road parking. A superb opportunity in a popular residential area.

### Entrance Hall

Composite glazed entrance door. Coving to skimmed ceiling. Radiator. Karndean flooring. Stairs to first floor landing.

### Lounge 9'10" x 12'4" (3.01m x 3.76m)



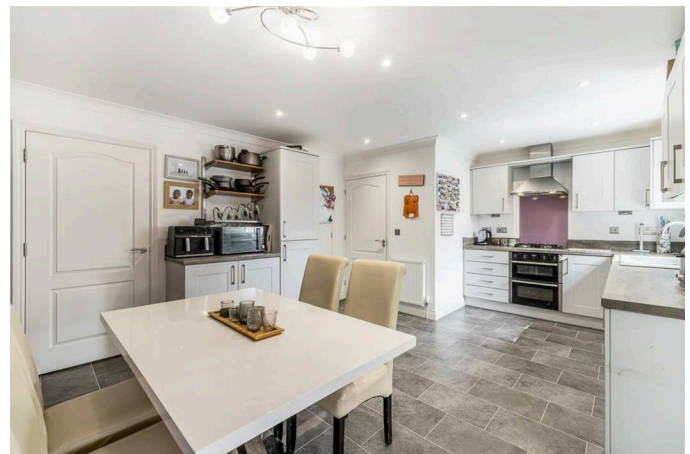
PVC double glazed bay window to front. Coving to skimmed ceiling. Radiator.



### Kitchen 13'1" x 17'7" (4.00m x 5.36m)



PVC double glazed window to rear and double glazed French doors to rear garden. Fitted with a range of base and wall mounted units with work tops over. Integrated double oven and hob with extractor hood over. Plumbing for dishwasher. Space for upright fridge/freezer. Under stairs storage cupboard. Karndean flooring. Radiator.



**Utility/Cloakroom 8'7" x 4'6" (2.64m x 1.39m)**



PVC double glazed window to side. Plumbing for washing machine. Wall mounted boiler. Toilet. Wash hand basin. Karndean flooring. Radiator.

**First Floor Landing 6'6" x 17'5" (1.99m x 5.33m)**

Coving to skimmed ceiling.

**Bedroom 1 9'8" x 13'6" (2.97m x 4.14m)**



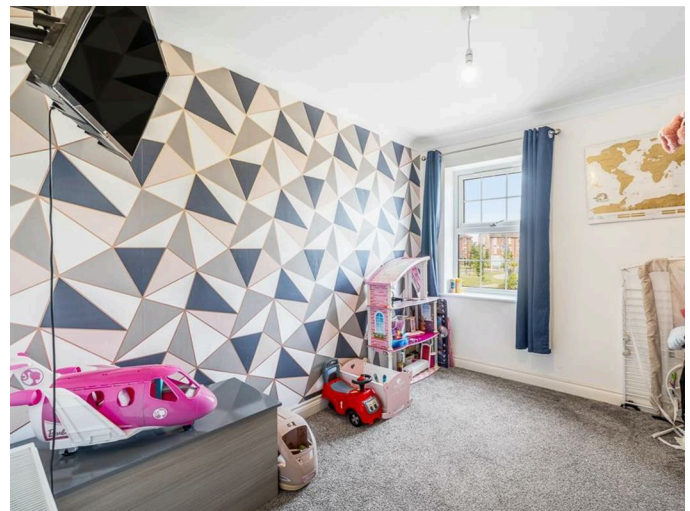
PVC double glazed window to rear. Coving to skimmed ceiling. Radiator. Door to en-suite.

**En-suite 9'8" x 3'7" (2.97m x 1.11m)**



PVC double glazed window to rear. Coving to skimmed ceiling. Recessed spot lights. Extractor fan. Wall mounted heated towel rail. Shaver point. Fitted shower pod with mains shower and glass door. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over.

**Bedroom 6/Playroom 9'10" x 8'3" (3.01m x 2.54m)**



PVC double glazed window to front. Coving to skimmed ceiling. Radiator.

**Bedroom 5 9'10" x 8'11" (3.00m x 2.73m)**



PVC double glazed window to front. Coving to skimmed ceiling. Radiator.

**Second Floor Landing 7'8" x 12'11" (2.34m x 3.96)**

PVC double glazed window to side. Coving to skimmed ceiling. Built in over stairs airing cupboard. Loft access. Built in storage cupboard. Doors to bedrooms and bathroom.

**Bedroom 3 9'10" x 8'7" (3.01m x 2.62m)**



PVC double glazed window to front. Coving to skimmed ceiling. Radiator.

**Bedroom 2 9'4" x 10'2" (2.86m x 3.11m)**



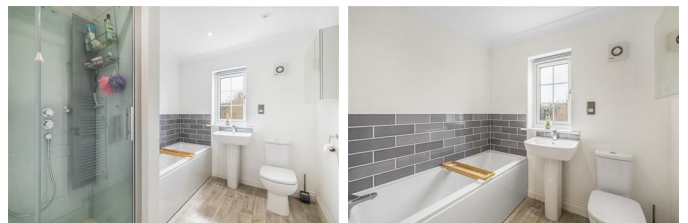
PVC double glazed window to rear. Coving to skimmed ceiling. Radiator.

**Bedroom 4 9'10" x 8'7" (3.01m x 2.63m)**



PVC double glazed window to front. Coving to skimmed ceiling. Radiator.

**Bathroom 8'7" x 6'11" (2.63m x 2.12m)**



PVC double glazed window to rear. Coving to skimmed ceiling. Recessed spot lights. Extractor fan. Shaver point. Wall mounted heated towel rail. Vinyl flooring. Fitted shower pod with mains rainfall head and hand held attachment. Panelled bath with

chrome mixer tap and tiled splash back. Close couple toilet with push button flush. Pedestal wash hand basin with chrome mixer tap.

## Outside



To the front of the property is a low maintenance gravel and artificial lawn area. Gated access to the rear garden.

The rear garden is enclosed by timber fencing and brick wall. Laid to lawn with slate borders and a range of shrubs.



## Garage 8'5" x 17'2" (2.58m x 5.24m)

### Property Postcode

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

### 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: C

Annual charge: £120 paid to Broadgate Homes per year.

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 Variable over Voice and Data. Three is Variable 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 - 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: B85

### 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

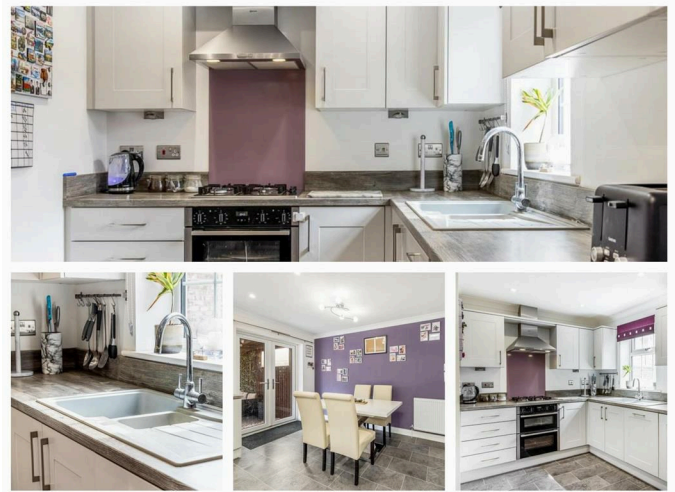
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

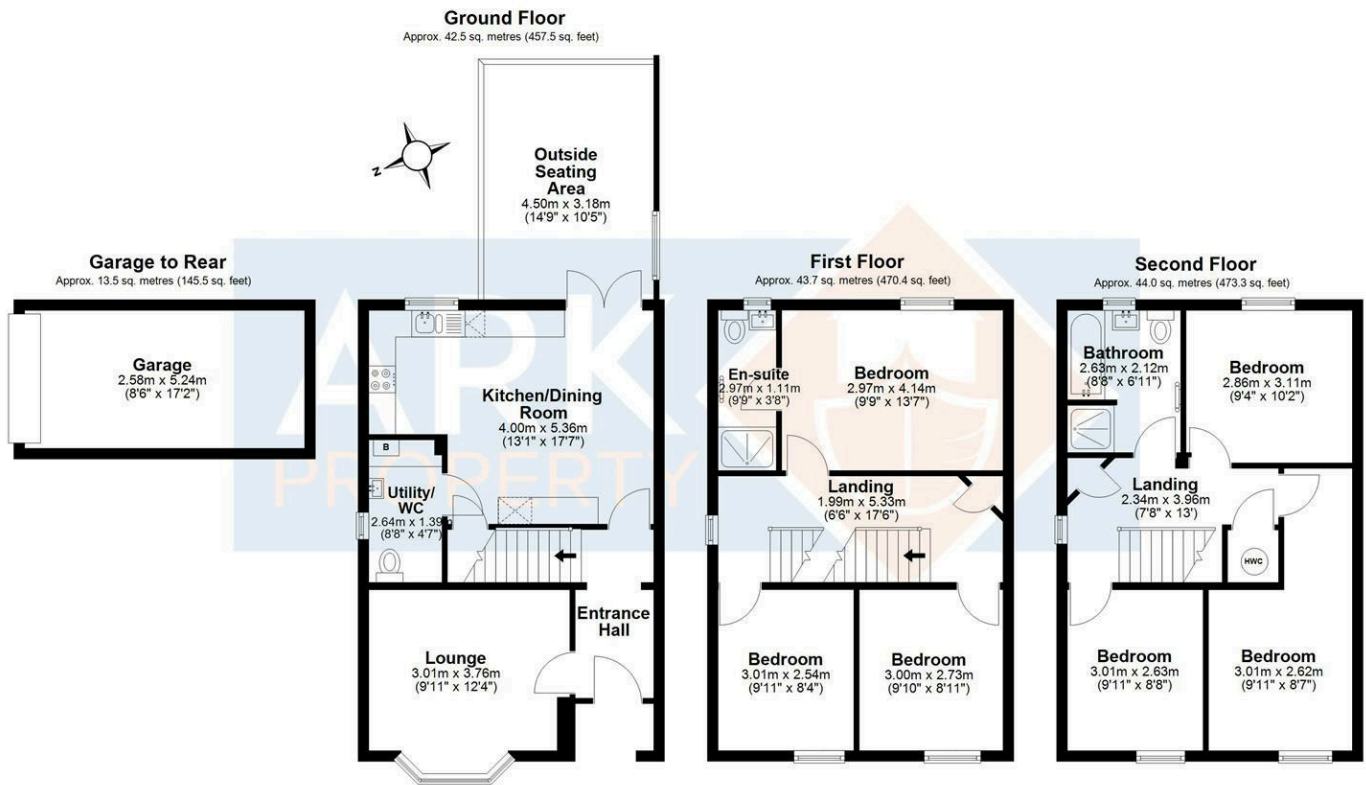
### Disclaimer

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.

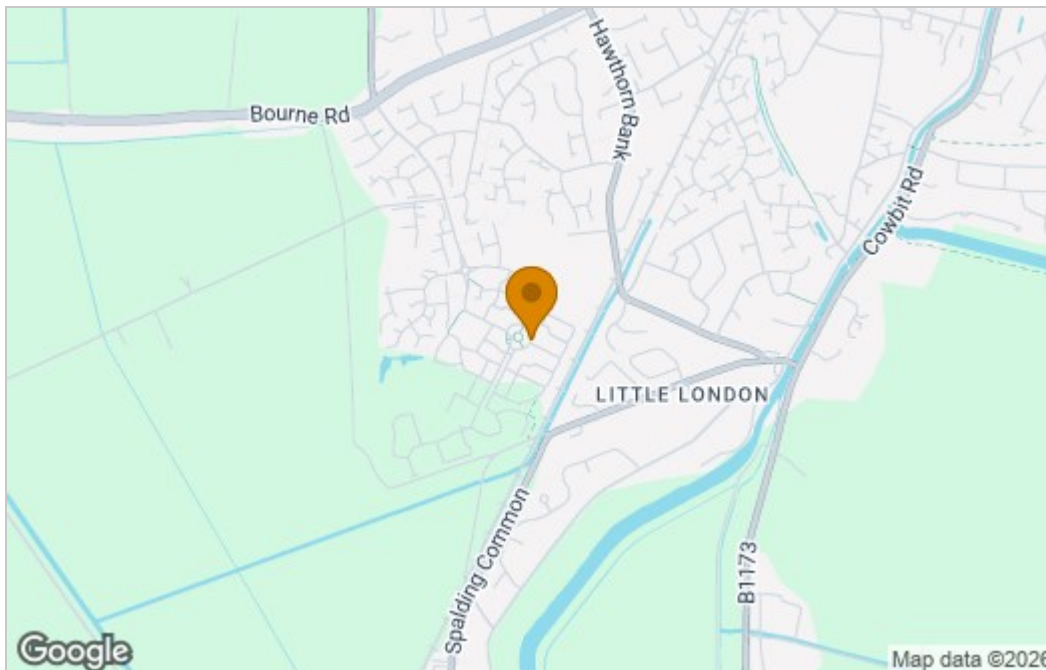


## Floor Plan

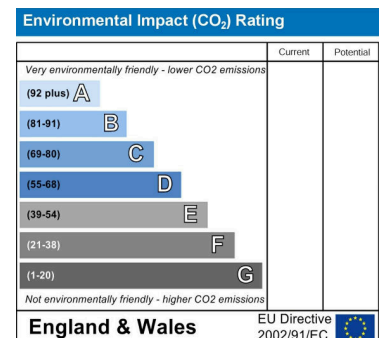
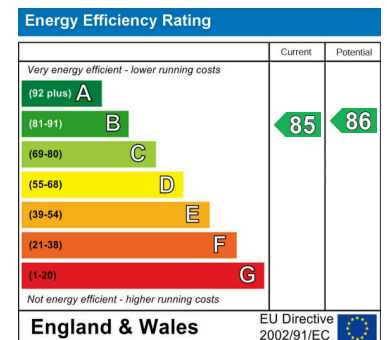


Total area: approx. 143.7 sq. metres (1546.8 sq. feet)

## Area Map



## Energy Efficiency Graph



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