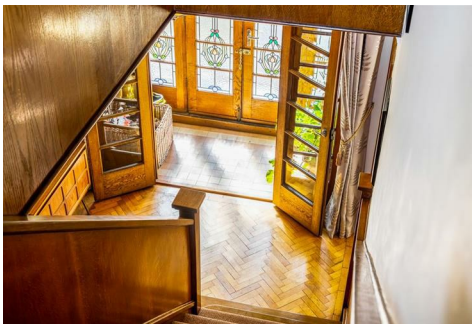
ARK PROPERTY









37 Halmer Gate, Spalding, PE11 2EE

Offers Over £475,000

- Charming period detached home set on a prominent corner plot on Halmer Gate, Spalding.
- Attractive kerb appeal with a wrap-around garden and impressive horseshoe driveway.
- Versatile ground floor living featuring a lounge, dining room, garden room, and games room above the garage.
- Spacious and well-equipped kitchen with additional utility room and WC.
- Flexible upstairs layout offering six bedrooms (or five plus home office) and three bathrooms.
- Desirable location and rare opportunity to own a substantial character property in a sought-after area.

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Charming Period Detached Home on Halmer Gate, Spalding.

Positioned proudly on the corner of Halmer Gate and Cley Hall Drive, this impressive period detached residence offers exceptional kerb appeal with its wrap-around plot and attractive horseshoe driveway.

Inside, the property boasts a welcoming entrance porch and hallway leading to a selection of versatile reception rooms, including a spacious lounge, elegant dining room, bright garden room, and a generous games room located above the garage. The well-appointed kitchen, WC, and utility room complete the ground floor living space.

Upstairs, the home offers flexible accommodation with six bedrooms—or five plus a home office—alongside three bathrooms, making it perfect for growing families or those needing extra space.

A rare opportunity to acquire a substantial character home in one of Spalding's sought-after locations.

Entrance Porch

Original solid door with stained glass panels. Original tiled flooring and wall tiling.

Entrance Hall 14'11" x 8'11" (4.56m x 2.72m)



Parque flooring. Solid glazed entrance doors. Stairs to first floor landing. Skirting board heater. Door to lounge, kitchen and rear lobby.

Lounge 17'10" x 12'11" (5.44m x 3.95m)



Original curved bay window to front. Skirting heaters. Skimmed ceiling. Inset multi fuel stove on slate hearth.



Garden Room 11'10" x 12'11" (3.61m x 3.95m)



Solid wood flooring. Radiator. Aluminium sliding doors to garden. Built in furniture including Welsh dresser.



Dining Room 13'9" x 13'1" (4.21m x 4.00m)



Original curved bay window to front. Coving to skimmed ceiling with recessed spot lighting. Skirting board heaters. Inset multi fuel stove with stone hearth.

Kitchen 8'9" x 11'9" (2.69m x 3.60m)



Double glazed windows to side and rear. Skimmed ceiling with recessed spot lighting. Two chrome wall mounted radiators. Fitted with a matching range of base and eye level units and quartz work surfaces with matching upstands. Space and plumbing for dishwasher. Space for fridge/freezer. Five ring Range style cooker.

Utility Room 13'8" x 6'8" (4.19m x 2.05m)

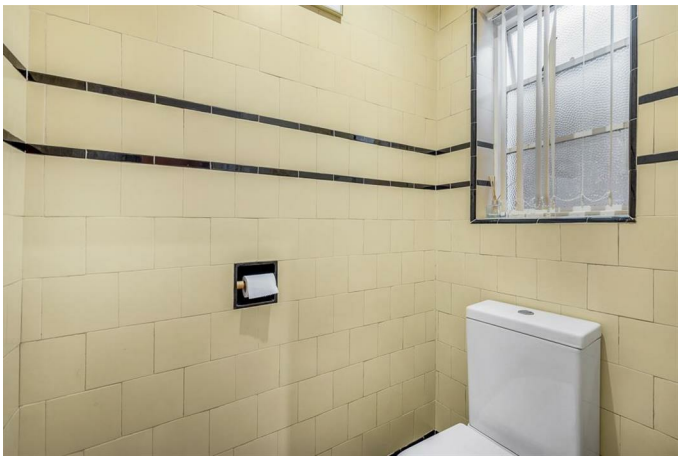


Windows to side. Skimmed ceiling with recessed spot lighting. Chrome wall mounted heated towel rail. Tiled flooring. Fitted base unit with stainless steel sink and drainer. Space and plumbing for washing machine.



Cloakroom 4'11" x 5'10" (1.52m x 1.79m)

Original obscured glazed window to rear. Skimmed ceiling with recessed spot lighting. Tiled flooring. Original wall tiling. Fitted close coupled toilet with push button flush.



Rear Porch 5'10" x 6'2" (1.79m x 1.90m)



Solid wood entrance door with obscured glass side panels. Wood flooring. Coving to skimmed ceiling. Door to second staircase and games room.

Games Room/Office 12'5" x 13'11" (3.81m x 4.25m)



Skimmed and vaulted ceiling with recessed spot lighting and velux window. Radiator. Eaves storage cupboard.

First Floor Landing 14'6" x 9'6" (4.42m x 2.92m)



Aluminium double glazed window to rear. Coving to skimmed ceiling with ceiling rose. Skirting board heater. Built in cupboard. Stairs to second floor.

Bedroom 1 17'11" x 12'11" (5.47m x 3.95m)



Original curved bay window to front. Coving to ceiling. Skirting board heater. Door to en-suite.



En-suite 5'0" x 7'3" (1.53m x 2.22m)



Aluminium double glazed window to side. Skimmed ceiling with recessed spot lighting. Solid wood flooring. Fitted tiled shower cubicle with glass folding door and thermostatic bar shower. Radiator. Skirting board heater. Close couple toilet with push button flush. Wash hand basin with chrome mixer tap set in vanity unit with built in storage. Wall mounted electric towel rail.

Dressing Room 4'5" x 9'0" (1.35m x 2.75m)



Aluminium double glazed window to rear. Coving to skimmed ceiling. Radiator. Laminate flooring. Fitted hanging rails.

Bedroom 2 13'11" x 11'2" (4.25m x 3.42m)



Original curved bay window to front. Coving to skimmed ceiling. Skirting board heaters. Built in walk in wardrobe and over head storage.

WC



Aluminium double glazed window to rear. Tiled flooring. Original wall tiling. Fitted close coupled toilet.

Bathroom 8'11" x 8'6" (2.72m x 2.60m)



Aluminium double glazed window to rear. Vinyl flooring. Skimmed ceiling with recessed spot lighting. Built in airing cupboard with slatted shelving. Vintage towel rail. Original wall tiling. Fitted with a three piece suite comprising original art deco cast iron bath. Oversized basin set in vanity unit with chrome mixer tap. Insignia shower pod with rainfall head and hand held attachment which is also a steam shower.

Bedroom 3 8'6" x 8'11" (2.61m x 2.72m)



Aluminium double glazed window to front. Skimmed ceiling with recessed spot lights. Solid wood flooring. Skirting board heater.

Second Floor Landing 7'3" x 12'0" (2.22m x 3.68m)



Skimmed ceiling. Loft access. Door to eaves storage.

Bedroom 4 10'9" x 8'11" (3.30m x 2.74m)



Velux style window to rear. Laminate flooring. Radiator.

Bedroom 5 10'0" x 8'11" (3.07m x 2.72m)



Velux style window to rear. Laminate flooring. Radiator.

Bedroom 6/Office 8'5" x 8'11" (2.58m x 2.74m)



Velux style window to rear. Laminate flooring. Radiator.

Second Floor Bathroom 4'9" x 6'6" (1.47m x 2.00m)



Tiled flooring. Extractor fan. Panelled walls and ceiling. Bath with mixer tap and shower attachment. Wall mounted wash hand basin.

Outside



To the front of the property is a brick wall boundary with a well maintained lawn and mature trees. Vehicular access to the property is off Cley Hall Drive, where you will find an in and out driveway providing off road parking for multiple vehicles and leading to the garage. Side gated access leading to the rear garden.
The rear garden is enclosed by timber fencing and brick wall. Laid to lawn with planted borders and a range of mature trees and shrubs. There is a raised porcelain patio seating area with power and light. Raised deck with timber summer house. Two log stores. Play house. Garden shed. Slate water feature. Timber deck with pergola and established grape vine. There is also an apple and a pear tree in the garden. Outside cold water tap. Concrete coal bunker. Double gates leading to driveway.



Garage 14'1" x 18'6" (4.30m x 5.64m)

Roller shutter to door to front. Recessed spot lighting. Power and light connected. Window to side. Loft access into Games Room.



Property Postcode

For location purposes the postcode of this property is: PE11 2EE

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: E
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 - 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: E44

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.

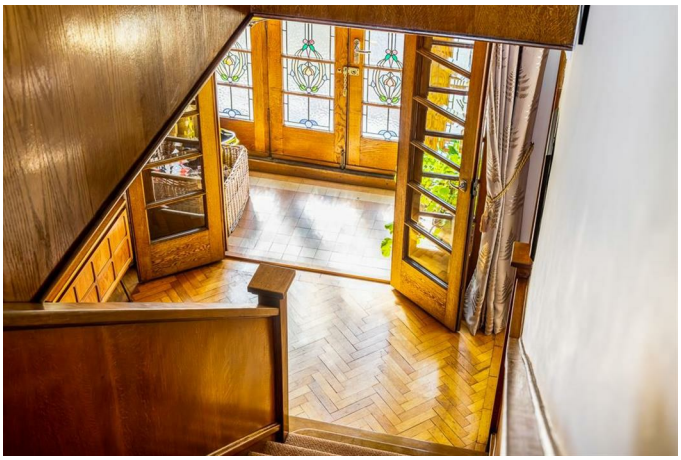
We can also offer full Financial and Solicitor services. Please note we do get a referal fee for any recommended client service used.

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.









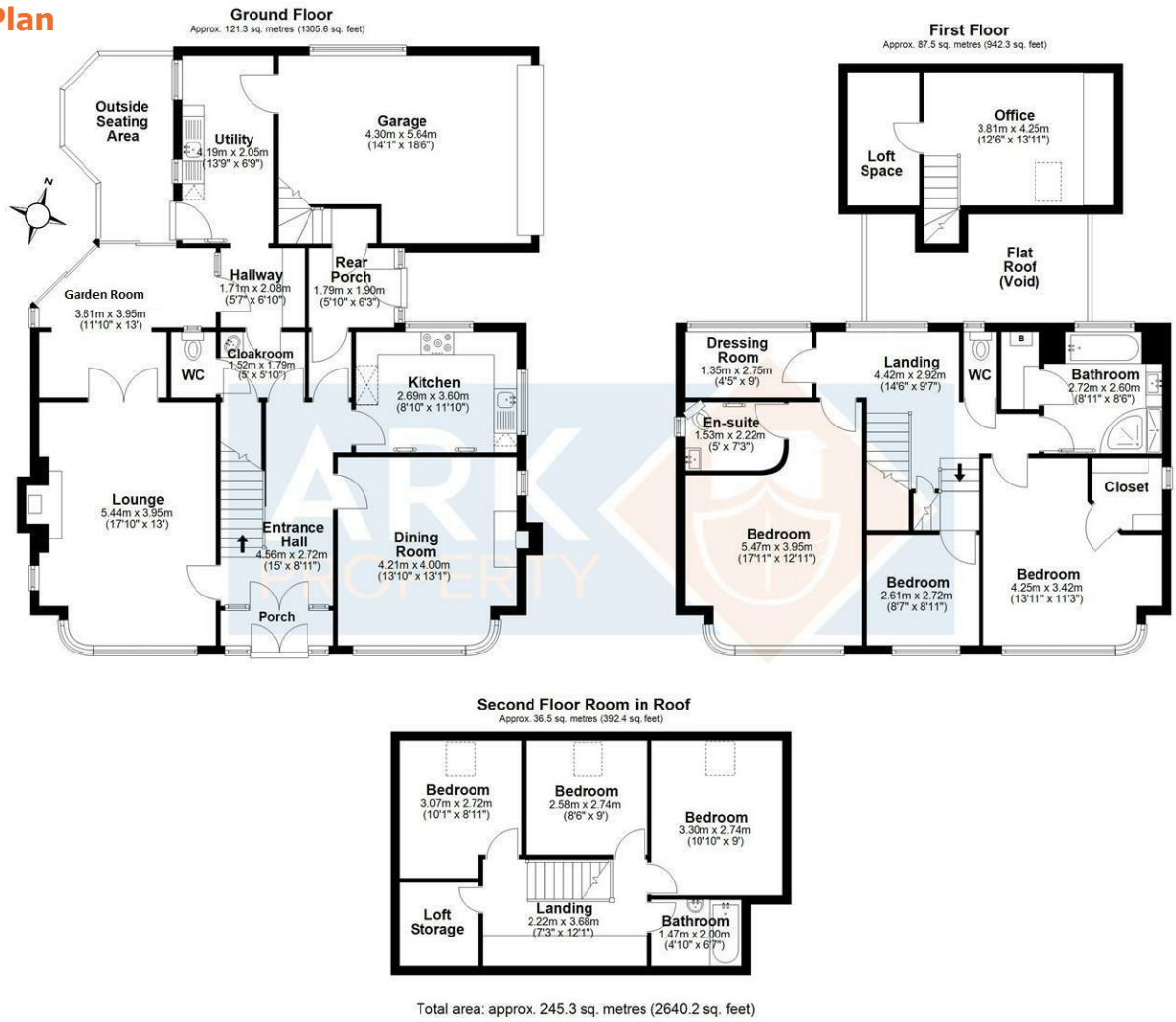






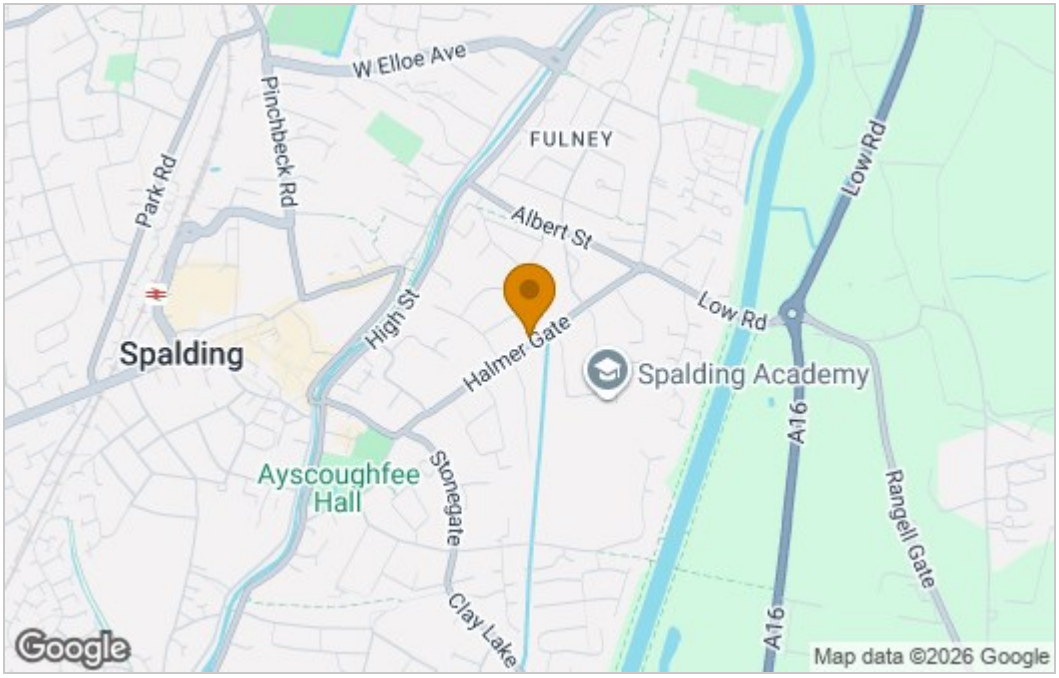



Floor Plan

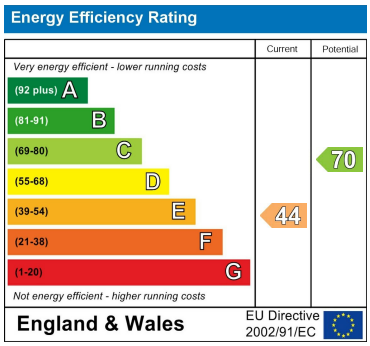


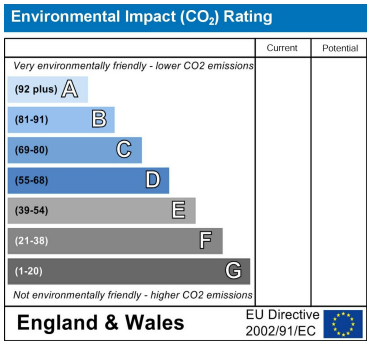
Total area: approx. 245.3 sq. metres (2640.2 sq. feet)

Area Map



Energy Efficiency Graph





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