



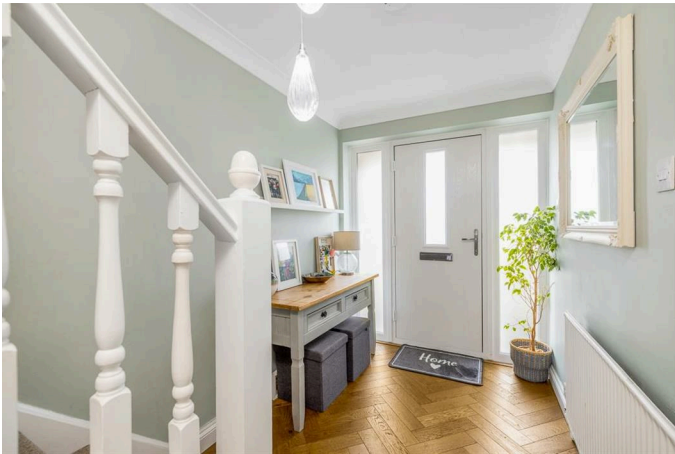
## 66 Park Avenue, Spalding, PE11 1QX

**£350,000**

- Beautiful kitchen diner with breakfast bar
- Great flowing layout
- Lovely size rear garden
- Well presented throughout
- Main bedroom with dressing room and en-suite
- Four good size bedrooms
- Within easy access of the town centre
- Real kerb appeal

Located within easy reach of the town, this extended Allison property boasts real kerb appeal, and the kitchen truly delivers the "wow" factor. Upstairs, the layout has been thoughtfully designed to maximise bedroom space. The main bedroom offers an executive feel, complete with a stylish en-suite and a separate dressing room. If the inside doesn't win you over, the rear garden offers fantastic scope to create your own private haven. Come and see for yourself!

### Entrance Hall 12'1" x 5'10" (3.70m x 1.80m)



Composite glazed entrance door to front with glazed side panels. Herringbone wooden flooring. Radiator. Stairs to first floor landing.

### Lounge 12'0" x 12'3" (3.67m x 3.75m)



Large UPVC window to front. Radiator. Herringbone wooden flooring.

### Kitchen 11'6" x 18'8" (3.52m x 5.70m)



UPVC window to rear. French doors leading to conservatory. Spot lights. Herringbone wooden flooring. Matching range of base and eye level units with work surfaces over. Pull out larder. Bosch integrated eye level oven and grill. Bosch integrated microwave. Integrated dishwasher. Composite sink drainer with adjustable mixer tap over. Bosch induction hob. Space for American style fridge freezer. Breakfast bar with storage. Radiator.

### Conservatory 9'1" x 9'10" (2.77m x 3.01m)



UPVC construction. Poly carbonate roof. Radiator. Tiled flooring. Double doors leading to the decking area.

**Breakfast Room 8'7" x 10'2" (2.62m x 3.10m)**



UPVC window to rear. Door to rear. Radiator. Herringbone wooden flooring.

**Utility Room 10'6" x 10'2" (3.22m x 3.10m)**



UPVC window to side. Base units with work surface over. Circular sink with mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Laminate wood flooring. Extractor fan.

**Cloakroom**



Toilet. Wash hand basin set in vanity unit. Laminate wood flooring. Extractor fan.

**First Floor Landing 7'8" x 7'6" (2.36m x 2.29m)**



Loft access. Radiator. Carpeted.

**Bedroom 1 12'9" x 10'2" (3.90m x 3.10m)**



UPVC window to front. Radiator. Carpeted.

**En-suite 5'8" x 6'6" (1.73m x 2.00m)**



UPVC window to side. Shower cubicle with rainwater head and separate shower attachment. Toilet. Wash hand basin set in vanity unit. Heated towel rail. Partially tiled walls. Wood effect vinyl flooring. Extractor fan.

**Dressing Room 8'11" x 7'6" (2.73m x 2.29m)**



UPVC window to front. Radiator. Carpeted.

**Bedroom 2 11'10" x 10'10" (3.63m x 3.31m)**



UPVC window to front. Radiator. Carpeted.

**Bedroom 3 11'8" x 10'10" (3.58m x 3.31m)**



UPVC window to rear. Radiator. Carpeted.

**Bedroom 4 7'8" x 10'2" (2.36m x 3.10m)**



UPVC window to rear. Radiator. Carpeted.

**Bathroom 6'9" x 7'6" (2.07m x 2.29m)**

UPVC window to rear. P shaped bath with shower extension over. Mains shower unit. Glass shower screen. Toilet. and wash hand basin set in vanity unit. Heated towel rail. Partially tiled walls. Wood effect vinyl flooring. Extractor fan. Airing cupboard housing boiler.

**Outside**

Front: Gravel driveway to the front providing off road parking for multiple vehicles.

Rear: Enclosed by timber fencing. Lawn area. Established trees and shrubs. Decking area. Pathway leading to the rear of the garden with patio area and timber storage shed.

**Garage 6'7" x 10'5" (2.01m x 3.18m)**

Vehicular door to front.

**Storage/Workshop 29'0" x 6'6" (8.86m x 2.00m)**

Wooden construction. Double glazed windows to side. Door to side.

**Property Postcode**

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

**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: C

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 Likely over Voice and Data. O2 is Variable over Voice and Data. Vodafone is Variable 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  
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: C75

has authority to make or give representation or warranty in respect of the property. These details are subject to change.

### **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.

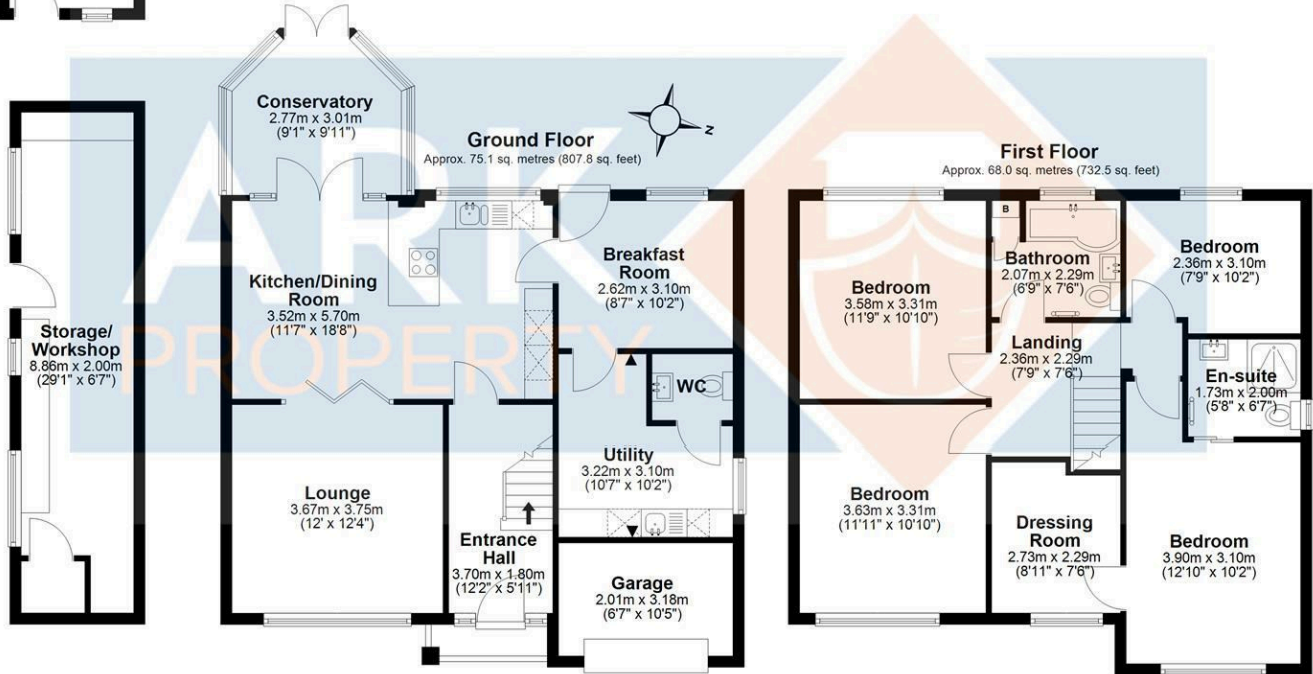
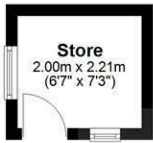
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **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

## Floor Plan

**Outbuilding to Rear**  
Approx. 22.1 sq. metres (238.3 sq. feet)



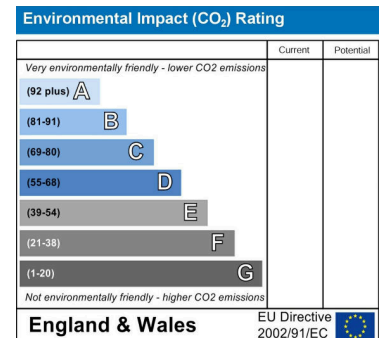
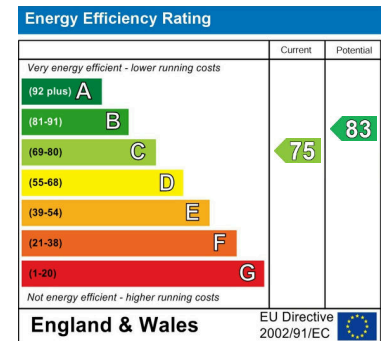
Total area: approx. 165.2 sq. metres (1778.6 sq. feet)

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



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

