

## 11 Rutland Close, Spalding, PE11 1UY

**£210,000**

- In need of modernising throughout
- Large corner plot
- Ample off road parking and garage
- Quiet cul de sac location
- Within walking distance of the town centre
- Potential to add and adapt (stp)
- Traditional Allison layout
- Sold with no chain

**A Real Gem of a Find!**

This traditional Allison design home is brimming with potential. In need of modernisation throughout, it offers the perfect opportunity to put your own stamp on a much-loved style of property.

Tucked away on Rutland Close, a quiet cul-de-sac within easy reach of the town centre, the location is as convenient as it is peaceful.

The highlight is the large rear garden, a fantastic space with endless possibilities for transformation.

If you're ready to take on a project and create your dream home, this could be the one. Book your viewing today!

**Entrance Porch 6'1" x 6'6" (1.86m x 2.00m)**

Wooden door and side panel to front. Carpeted.

**Entrance Hall 13'8" x 6'0" (4.18m x 1.85m)**

Aluminium double glazed door to front. Carpeted. Radiator. Stairs to first floor landing.

**Lounge 15'1" x 12'2" (4.62m x 3.73m)**

Window to front. Radiator. Carpeted. Archway though to dining room.

**Dining Room 11'6" x 9'9" (3.52m x 2.99m)**

Sliding aluminium doors into garden. Radiator. Carpeted. Serving hatch to kitchen.

**Kitchen 11'6" x 8'5" (3.52m x 2.59m)**

Window to rear. Matching wall and base units with work surfaces over. Sink unit with drainer and mixer tap over. Space for freestanding cooker with extractor over. Space for fridge/freezer. Space and plumbing for dishwasher. Understairs cupboard. Carpeted.

**Breakfast Room 10'3" x 7'5" (3.14m x 2.28m)**

Sliding patio doors to rear. Carpeted. Radiator.

### Cloakroom

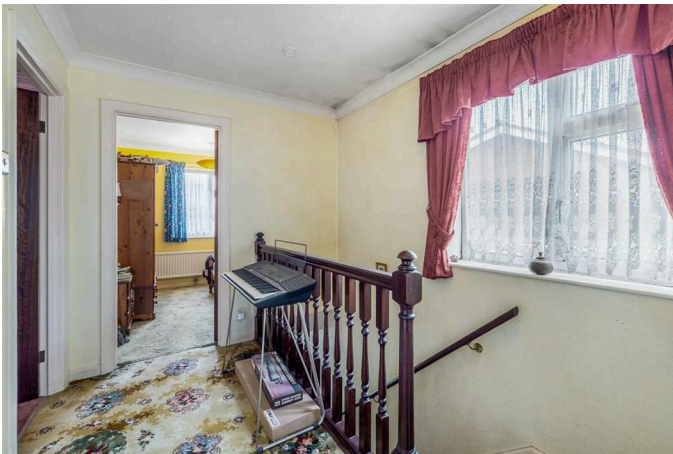


Toilet. Wash hand basin with tiled splash back. Extractor fan. Carpeted.

### Utility Room 7'9" x 7'5" (2.38m x 2.28m)

Wooden door to side. Carpeted. Space and plumbing for washing machine. Space for tumble dryer.

### First Floor Landing 9'1" x 7'4" (2.79m x 2.26m)



Window to side. Carpeted.

### Bedroom 1 14'0" x 10'11" (4.29m x 3.33m)



Window to front. Dado rail. Radiator. Carpeted.

### Bedroom 2 12'8" x 10'11" (3.88m x 3.33m)

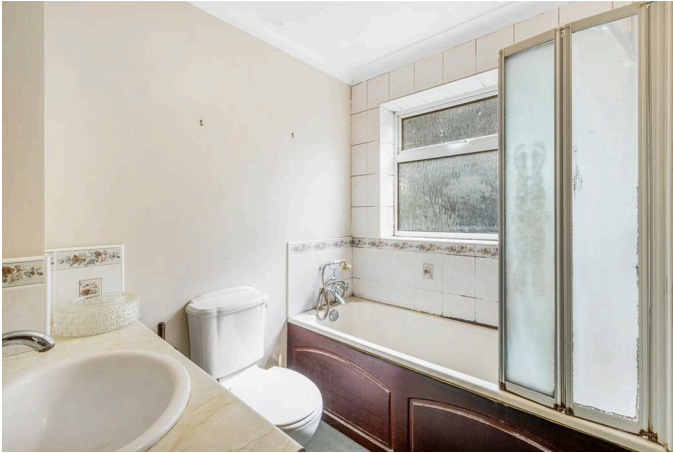


Window to rear. Loft access. Radiator. Built in airing cupboard with hot water tank. Carpeted.

### Bedroom 3 8'11" x 7'4" (2.72m x 2.26m)



Window to front. Radiator. Carpeted.

**Bathroom 6'10" x 7'4" (2.09m x 2.25m)**

Window to rear. Carpeted. Panelled bath with shower over. Toilet. Wash hand basin set in vanity unit. Partially tiled walls. Radiator.

**Outside**

Front: Concrete driveway leading to the garage. Gravel area providing additional parking area. Side gated access to the rear garden.  
Rear: Enclosed by fencing and hedging. Well established trees and bushes. Lawn area. Patio area. Timber summer house.

**Garage 16'5" x 8'2" (5.01m x 2.50m)**

Up and over door to front. Power and light connected.

**Property Postcode**

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

**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: OVO Energy

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: E42

**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**

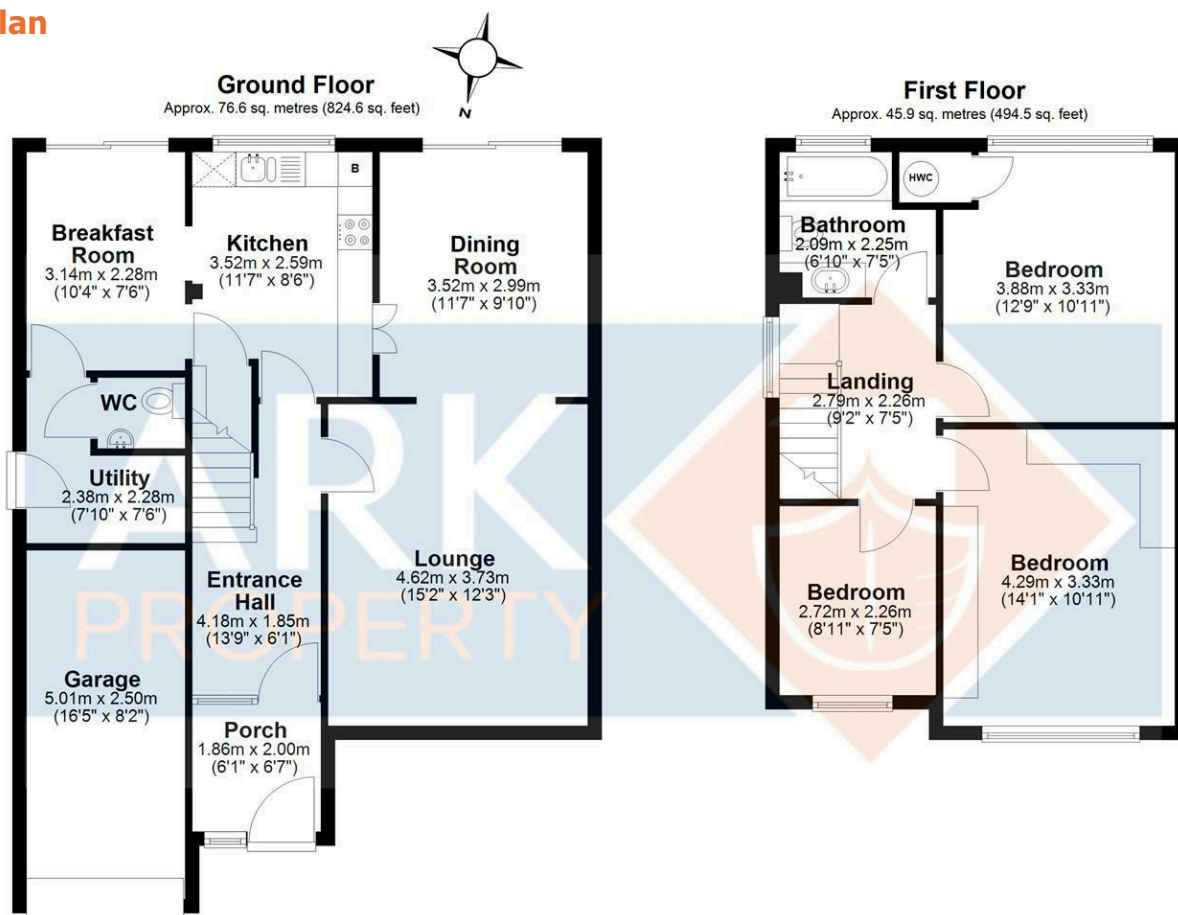
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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. 122.5 sq. metres (1319.1 sq. feet)

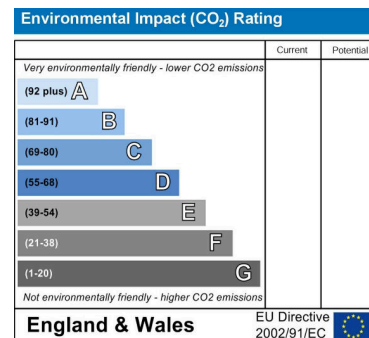
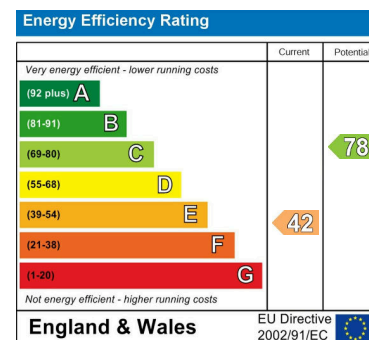
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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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