

## 20 Willesby Road, Spalding, PE11 2AX

**£215,000**

- EXTENDED FAMILY HOME
- FOUR GOOD SIZE BEDROOMS PLUS FLEXIBLE GROUND FLOOR ROOM
- CLOSE TO TOWN
- OFF ROAD PARKING
- LARGE REAR GARDEN

EXTENDED FOUR BEDROOM FAMILY HOME WITHIN WALKING DISTANCE TO THE TOWN CENTRE.

This spacious four bedroom extended end terrace is situated within close proximity to the town centre and is perfect for a growing family.

Internally the property comprises of a lounge, dining room, family bathroom, kitchen which leads into the family room. On the first floor you will find four good size bedrooms with one having the benefits of an en-suite cloakroom.

Externally the property has off road parking to the front and to the rear you a good size patio that leads you to the large lawn area.

#### Entrance Hall

Upvc part glazed door to front, window to side, radiator and stairs to first floor landing.

#### Living Room 13'9" x 12'11" (4.19 x 3.94)



Upvc window to front, laminate flooring, gas fire with surround, television point, telephone point and radiator.

#### Dining Room 16'10" x 7'10" (5.13 x 2.39)



Wall lights, understairs cupboard, laminate flooring and radiator.

#### Bathroom 8'9" x 7'0" (2.67 x 2.13)



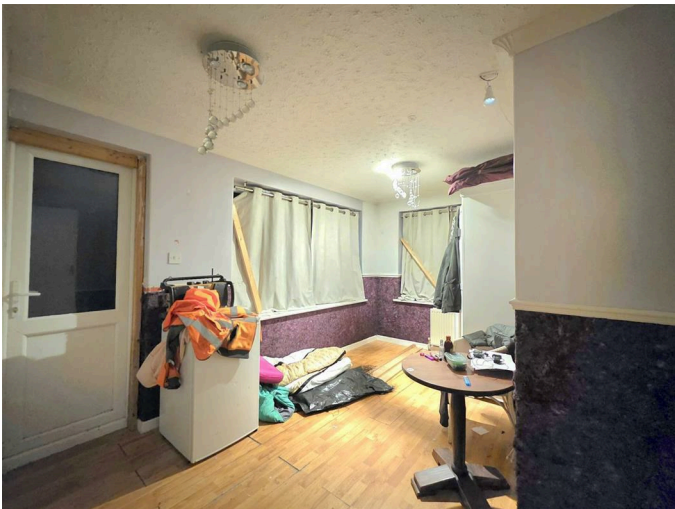
Upvc frosted window to front aspect, fully tiled, P shaped bath with shower extension over, toilet, wash had basin with mixer tap, extractor fan and heated towel rail.

### Shower Room



Fitted shower cubicle, toilet and wash hand basin.

### Family Room/Ground Floor Bedroom 10'0" x 15'9" (3.05 x 4.80)



Upvc windows to rear and side aspect, Upvc door to rear, laminate flooring and radiator.

### Kitchen 10'0" x 7'4" (3.05 x 2.24)



Upvc window to rear overlooking garden. Matching wall and base units with work surface over, free standing gas oven and hob with extractor over, stainless steel sink drainer with mixer tap, tiled splashbacks, plumbing for washing machine and laminate flooring.

### First floor landing

Upvc window to front aspect, built in cupboard and radiator.

### Cloakroom



Toilet, wash hand basin with tiled splashback.

**Bedroom One 22'2" x 9'0" (6.76 x 2.74)**



Upvc window to rear aspect, airing cupboard and radiator.

**Bedroom Two 7'6" x 19'3" (2.29 x 5.87)**



Upvc window to rear aspect and radiator.

**Bedroom Three 7'1" x 17'10" (2.16 x 5.44)**

Upvc to rear aspect and radiator.

**Bedroom Four 13'10" x 9'11" (4.22 x 3.02)**

Upvc window to front aspect and radiator.

**Exterior**



Driveway to front offering off road parking, lawn area and path leading to gate with access to the rear garden. The rear garden has a large extended cement base patio area, lawn area, established trees and shrub areas to the rear, fully enclosed with timber fence panelling.

**Property Postcode**

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

**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: A

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

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:

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations:

Coalfield or mining area:

Energy Performance rating: D63

### 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.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because

we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### 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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

### Floor Plan

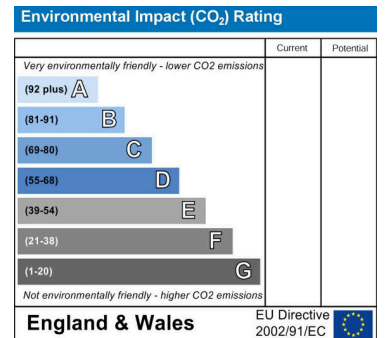
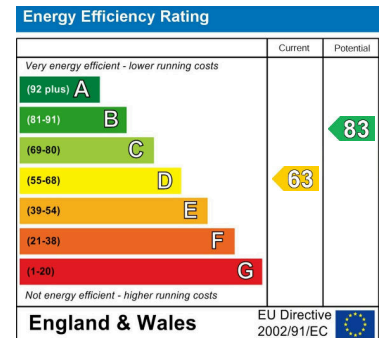


Plan produced using The Mobile Agent.

### Area Map



### Energy Efficiency Graph



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