

## 54 Woodrow Place, Spalding, PE11 1BF

**£195,000**

- Three-bedroom, three-storey townhouse
- Situated in a quiet cul-de-sac on Woodrow Place, Spalding
- Lounge, kitchen diner and ground floor WC
- Two first-floor bedrooms with family bathroom
- Second-floor main bedroom with dressing area and en-suite shower room
- Low-maintenance rear garden and off-road parking for one vehicle

A well-presented three-bedroom, three-storey townhouse located on the popular Woodrow Place, tucked away in a quiet cul-de-sac in Spalding. The accommodation briefly comprises an entrance hall, ground floor WC, spacious lounge and a modern kitchen diner. To the first floor are two well-proportioned bedrooms and a family bathroom, while the second floor features an impressive double bedroom with dressing area and en-suite shower room.

Externally, the property benefits from a low-maintenance rear garden and off-road parking for one vehicle, making this an ideal home for families, professionals, or investment buyers alike.

#### **Entrance Hall 4'3" x 6'3" (1.31m x 1.92m)**

PVC glazed entrance door. Coving to ceiling. Wall mounted electric consumer unit. Stairs to first floor landing. Door to lounge.

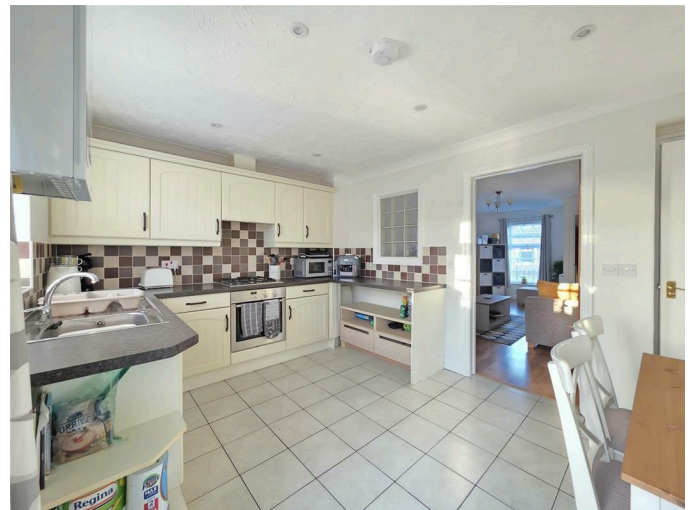
#### **Lounge 17'1" x 10'5" (5.23m x 3.18m)**



PVC double glazed window to front. Coving to ceiling. Laminate flooring. Two radiators. Built in under stairs storage cupboard. Door to kitchen/diner.



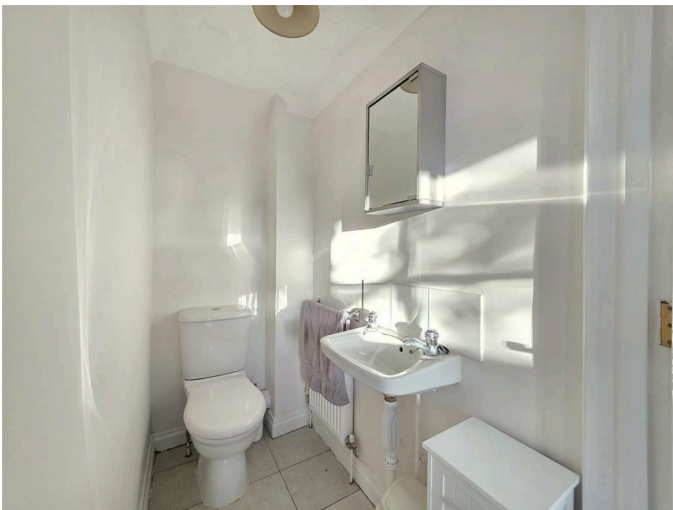
#### **Kitchen 9'11" x 13'9" (3.03m x 4.21m)**



PVC double glazed window and French doors to rear. Coving to ceiling with recessed spot lighting. Radiator. Wall mounted mains gas central heating boiler. Fitted with a matching range of base and eye level units with roll edge work surfaces and tiled splash back. Four ring Neff gas hob with extractor hood over and electric cooker under. Stainless steel sink and drainer with chrome mixer tap over. Space and plumbing for washing machine. Space for fridge/freezer. Door to cloakroom.

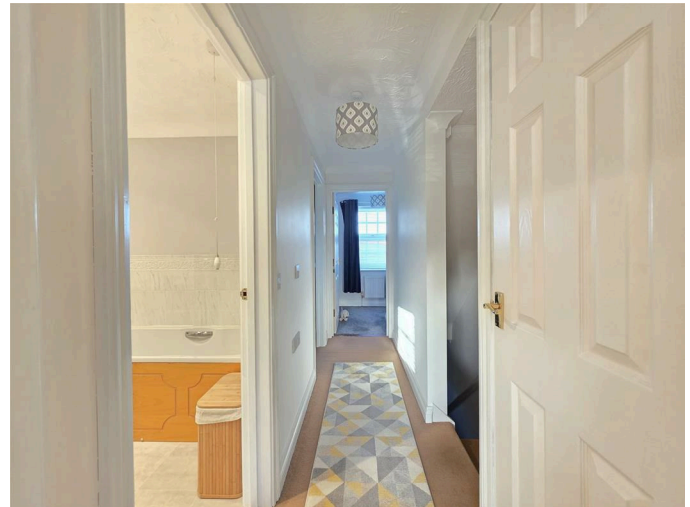


**Cloakroom 5'6" x 2'11" (1.69m x 0.91m)**



Coving to ceiling with extractor fan. Tiled flooring. Radiator. Fitted close coupled toilet with push button flush. Wall mounted wash hand basin with chrome taps and tiled splash back.

**First Floor Landing 11'5" x 2'11" (3.48m x 0.89m)**



PVC double glazed window to front. Coving to ceiling. Stairs to second floor. Airing cupboard with hot water cylinder and slatted shelving. Doors to bedroom 2, bedroom 3 and bathroom.

**Bedroom 2 9'10" x 11'6" (3.02m x 3.53m)**



Two PVC double glazed windows to rear. Coving to ceiling. Radiator. Two double door built in wardrobes with shelf and hanging rail. Tiled shower enclosure. Close couple toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over.

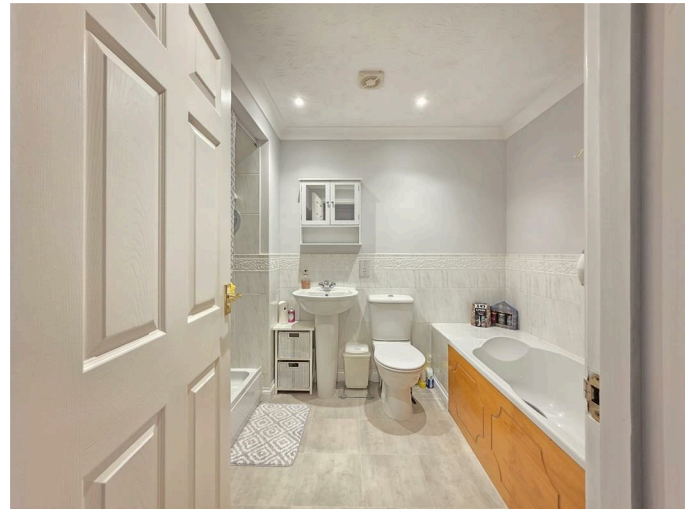


**Bedroom 3 7'1" x 10'1" (2.17m x 3.09m)**



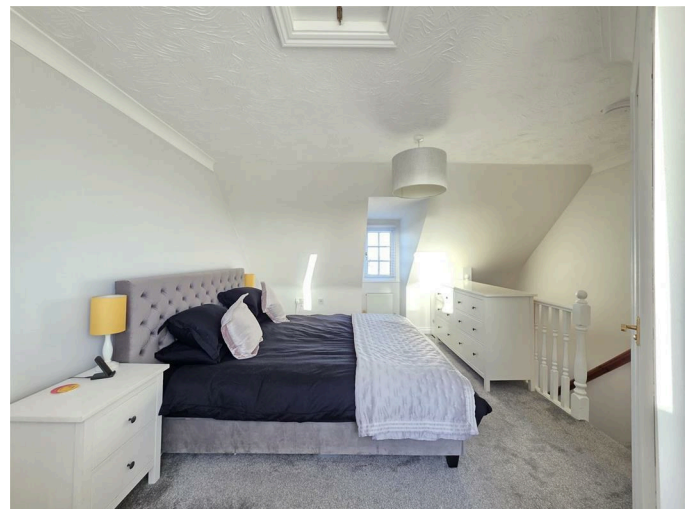
PVC double glazed window to front. Coving to ceiling. Radiator.

**Bathroom 7'1" x 9'5" (max) (2.16m x 2.88m (max))**



Coving to ceiling with recessed spot lighting. Extractor fan. Vinyl flooring. Heated towel rail. Shaver point. Fitted with a four piece suite with panel bath with chrome mixer tap

**Bedroom 1 21'11" x 13'10" (max) (6.69m x 4.23m (max))**



PVC double glazed window to front. Velux window to rear. Coving to ceiling. Three radiators. Loft access. Built in dressing table with storage. Door to ensuite.



**En-suite 6'6" x 9'1" (1.99m x 2.79m)**



Velux window to rear. Coving to ceiling. Recessed spot lighting with extractor fan. Vinyl flooring. Chrome heated towel rail. Shaver point. Built in storage cupboard. Fitted tiled shower cubicle with glass sliding doors. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap.

## Outside



The rear garden is virtually maintenance free. Enclosed by timber fencing with a gravel area. Pathway to rear gate leading to allocated parking for one vehicle. Outside lighting and cold water tap available. Timber storage shed.



## Property Postcode

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

## 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: Octopus 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: Parking space behind the property.  
 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: C74

### 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

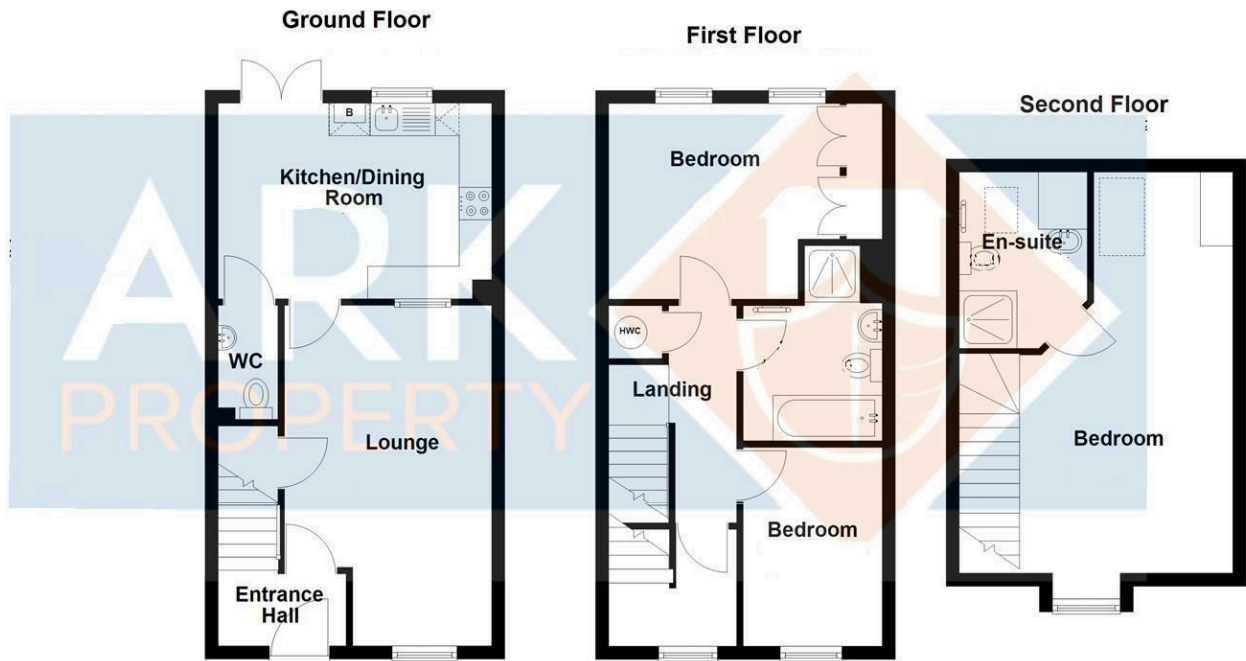
We can also offer full Financial and Solicitor services.

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

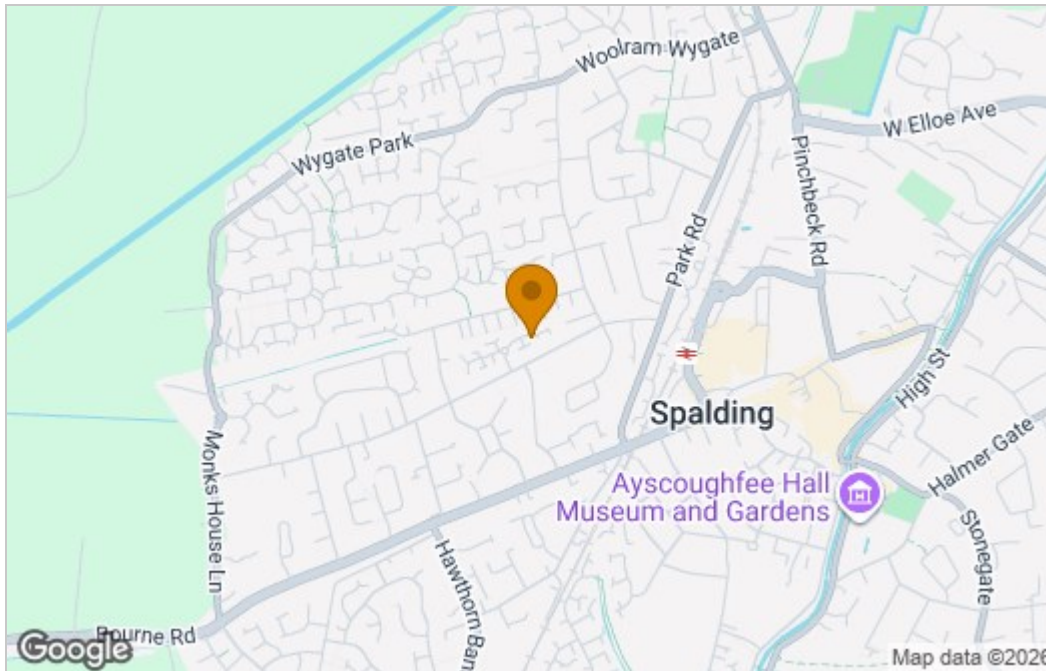
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Floor Plan

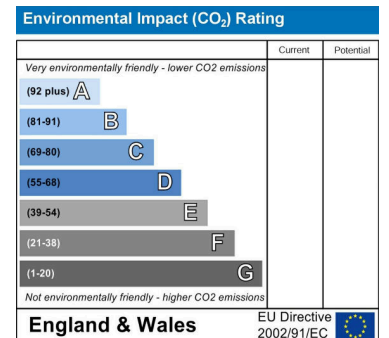
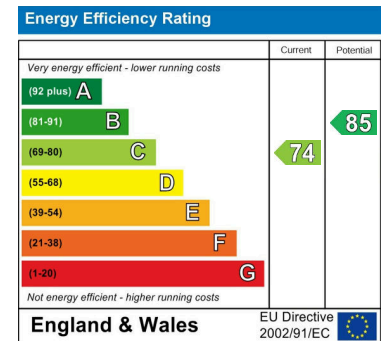


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Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ  
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

