



## 38 Low Lane, Spalding, PE12 7GA

**£165,000**

- Well presented throughout
- Popular location
- Off road parking for 2 cars
- Low maintenance rear garden
- Well proportioned rooms
- 2 en-suites

This lovely two bedroom semi-detached house offers a highly sought after layout, featuring two en-suite bedrooms, one with a bath and the other with a shower. This popular design has consistently proven attractive to buyers and tenants alike. The property also benefits from two side-by-side parking spaces and a low-maintenance rear garden, making it ideal for modern living and busy lifestyles. A well designed, practical home that is sure to generate strong interest.

### Entrance Hall

UPVC door to front. Stairs to first floor landing.

### Lounge 17'2" x 9'5" (5.25m x 2.88m)



UPVC window to front. Radiator. Carpeted.

### Kitchen/Dining Room 8'0" x 13'5" (2.44m x 4.09m)



UPVC window and door to rear. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap over. Electric hob with extractor hood over. Built in electric oven. Built in fridge/freezer. Built in slimline dishwasher. Space and plumbing for washing machine. Radiator. Wood effect flooring.

### Cloakroom



Toilet. Wash hand basin. Tiled splash back. Radiator. Wood effect flooring.

### First Floor Landing 8'1" x 6'9" (2.48m x 2.07m)



Doors to bedrooms.

### Bedroom 1 8'6" x 13'4" (2.60m x 4.07m)



UPVC windows to front. Radiator. Carpeted. Storage cupboard.

**En-suite 4'9" x 6'2" (1.46m x 1.90m)**



Panelled bath. Toilet. Wash hand basin. Partially tiled walls. Wall mounted heated towel rail. Wood effect flooring.

**Bedroom 2 8'2" x 13'5" (2.50m x 4.10m)**



Two UPVC windows to rear. Radiator. Carpeted.

**En-suite 3'4" x 6'3" (1.02m x 1.92m)**



Shower cubicle. Toilet. Wash hand basin. Partially tiled walls. Wall mounted heated towel rail. Wood effect flooring.

**Outside**



To the front of the property there is a lawn area with pathway leading to the front door. The rear garden is enclosed by timber fencing. Lawn area. Patio area. Timber shed.

**Property Postcode**

For location purposes the postcode of this property is: PE12 7GA

**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: A

Annual charge: £252.18 paid to Encore Estates

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: 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: B83

### 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

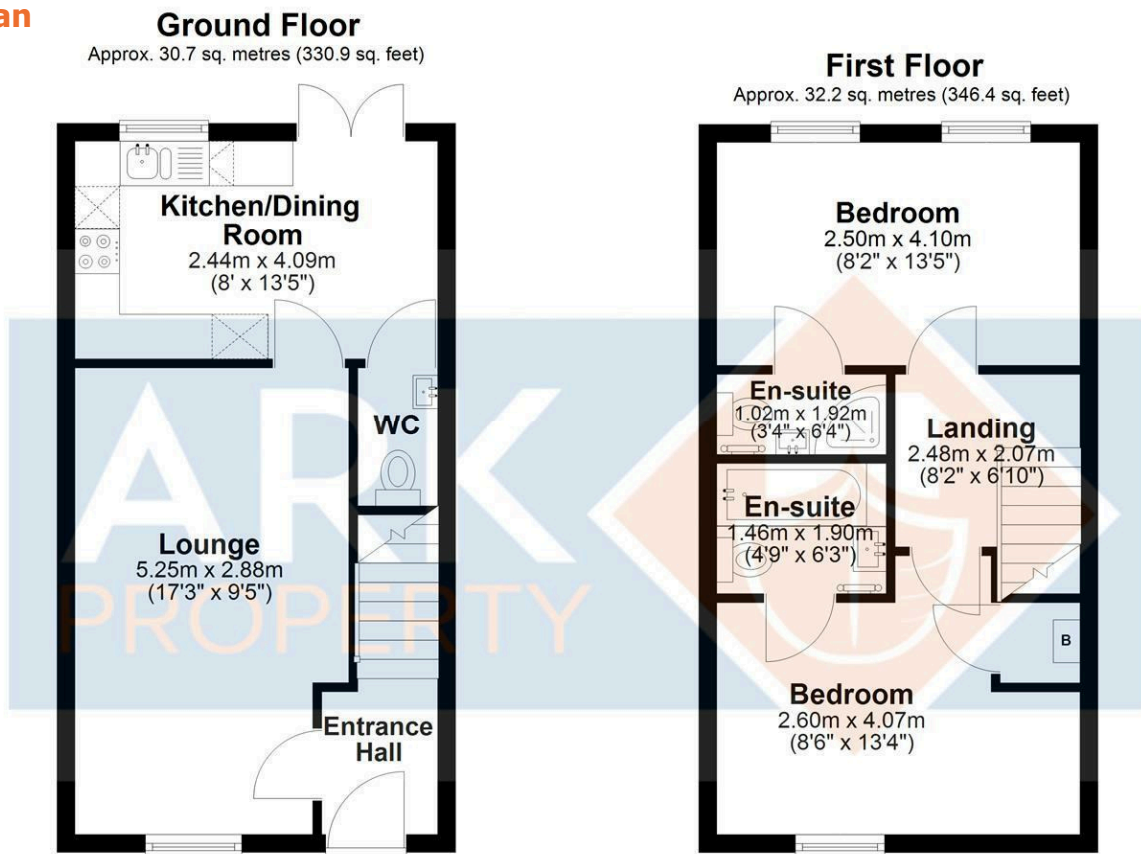
We can also offer full Financial and Solicitor services.

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.

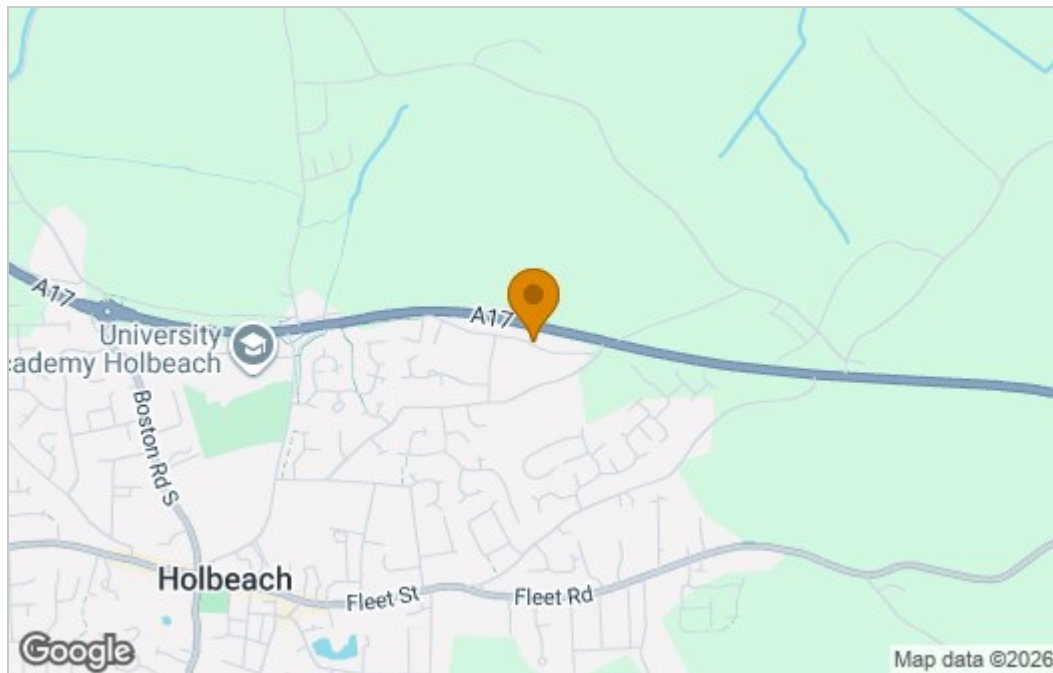
**Floor Plan**



Total area: approx. 62.9 sq. metres (677.3 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**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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