

## 28 Carrington Road, Spalding, PE11 1LY

**£215,000**

- Extended semi detached property
- Beautifully presented kitchen dining area
- Low maintenance rear garden
- En-suite to main bedroom
- Four piece bathroom suite
- Off road parking to front
- Reception room to front back
- Neutral decor throughout
- Fantastic priced property
- Must view as it stands out from others

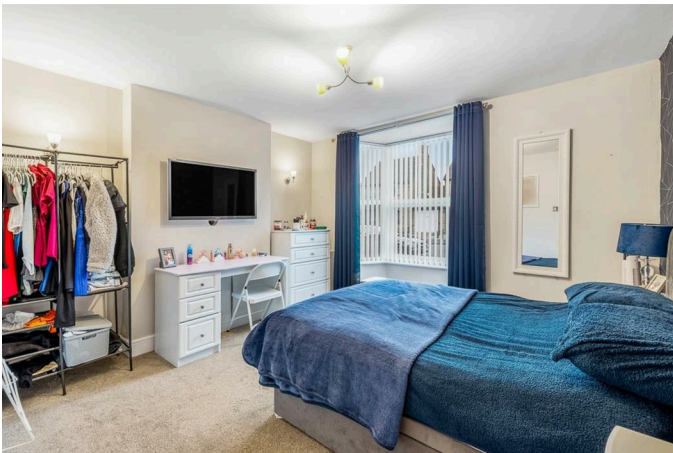
Extended and beautifully decorated throughout, this welcoming home on Carrington Road is ideally located within a short walk of local amenities and Spalding town centre.

Thoughtfully extended to create a sociable and versatile living space, the property offers two comfortable lounges — one to the front and one to the rear — with a stunning central kitchen serving as the heart of the home. The ground floor also benefits from a practical utility area and a stylish four-piece family bathroom.

Upstairs, the layout has been cleverly adapted to include an en-suite to the main bedroom, alongside two further well-proportioned bedrooms.

The appeal continues outside, where a low-maintenance garden and charming summer house provide the perfect finishing touch. A fantastic opportunity to purchase a move-in-ready home — early viewing is highly recommended.

### Lounge 11'6" x 12'6" (3.51m x 3.83m)



PVC double glazed bay window to front. Radiator. Carpeted.

### Kitchen 11'10" x 12'11" (3.61m x 3.95m)



Entrance door to side. Velux roof lights. Window to side. Wood effect flooring. Range of matching base and eye level units with roll edge worktops. Tiled splash backs. Ceramic sink unit with drainer and

mixer tap. Four ring gas hob with extractor hood over. Integrated Neff eye level double oven. Integrated dishwasher. Radiator. Tiled flooring. Storage cupboard with shelving.

### Dining Room 11'5" x 12'7" (3.50m x 3.84m)



Wood effect flooring. Exposed fireplace with log burner inset and tiled surround. Under stairs storage cupboard. Radiator. Door leading to staircase to first floor landing.

### Utility Room 8'3" x 4'11" (2.53m x 1.50m)



Base and eye level units with work surface over. Space and plumbing for washing machine. Space for tumble dryer. Space for American style fridge/freezer. Wall mounted heated towel rail. Wood effect flooring.

**Bathroom 8'1" x 6'10" (2.48m x 2.10m)**

PVC double glazed window to side. Panelled bath. Toilet. Wash hand basin. Shower cubicle with rainwater head and separate shower attachment. Heated towel rail. Wood effect flooring. Extractor fan.

**Family Room 13'3" x 11'1" (4.05m x 3.40m)**

French doors with glazed side panels to rear. PVC double glazed window to side. Inset ceiling spotlights. Feature fireplace with electric fire and surround. Storage cupboard. Wood effect flooring.

**First Floor Landing**

Radiator. Loft access. Built in storage cupboard with shelving (plumbing ready for toilet).

**Bedroom 1 11'6" x 10'10" (3.51m x 3.32m)**

PVC double glazed window to front. Built in storage cupboards. Radiator. Carpeted.

**En-suite**

Shower cubicle. Toilet. Wash hand basin with vanity unit. Heated towel rail. Extractor fan.

**Bedroom 2 11'6" x 9'10" (3.53m x 3.00m)**

PVC double glazed window to rear. Radiator. Carpeted.

**Bedroom 3 9'6" x 7'0" (2.91m x 2.14m)**

PVC double glazed window to rear. Radiator. Carpeted.

**Outside**

The front of the property comprises of a gravelled driveway providing off road parking. Side pathway leading to the entrance door and rear garden. The rear of the property is enclosed by timber fencing. Raised block paved patio area. Lawn area. Extended patio seating area. Outside lighting. Outside tap. Gravel pathway leading to summer house.

**Summer House 11'4" x 9'7" (3.46m x 2.94m)**

Timber construction with French doors. Side store with pedestrian door.

**Property Postcode**

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

**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: B

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus

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: D61

### 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.

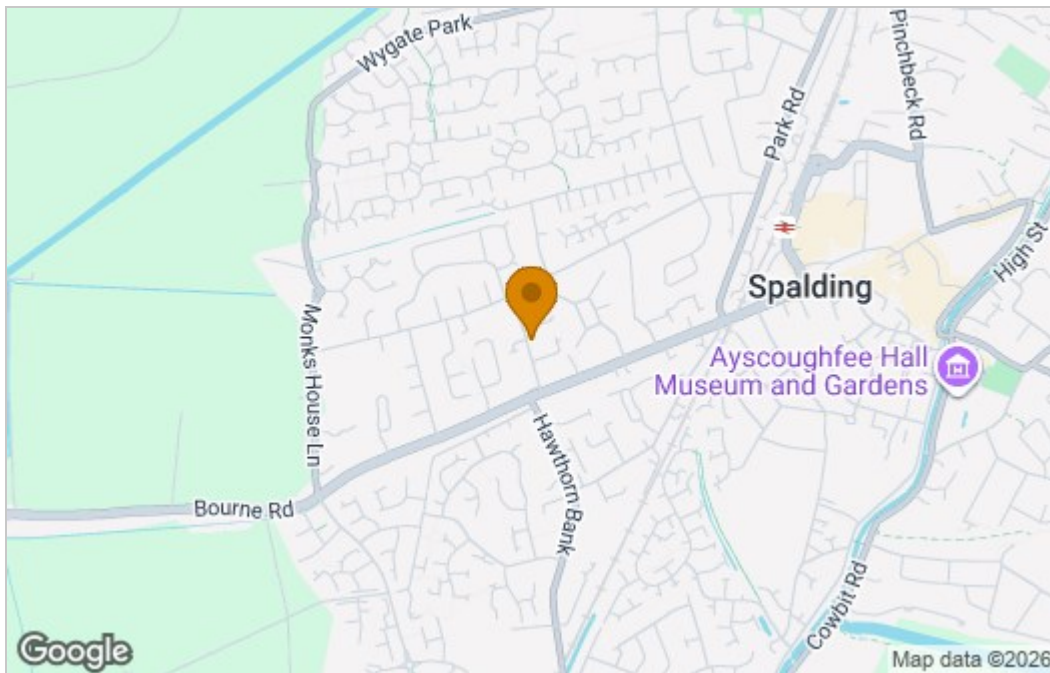
## Floor Plan



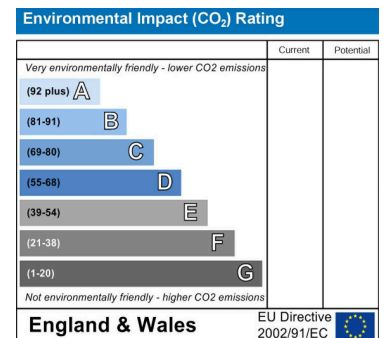
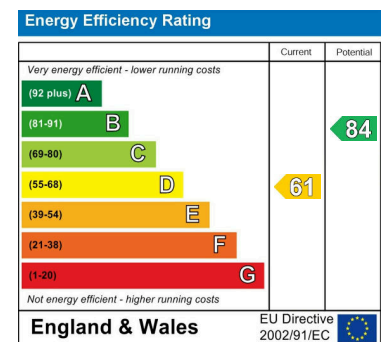
Total area: approx. 124.4 sq. metres (1339.5 sq. feet)

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>

