



71 High Street, Spalding, PE11 4NJ

£215,000

- Tardis like property
- Four bedrooms
- Outbuildings
- Immaculately presented throughout
- Garage and off road parking
- Village centre location
- Easily maintained rear garden
- Modern kitchen diner
- Character and charm with a working log burner
- Must view to appreciate the size

This unique and characterful home truly needs to be viewed to be fully appreciated. Offering an unconventional yet highly versatile layout, the property provides generous internal and external space with outstanding potential for a variety of lifestyles.

The ground floor boasts a spacious, free-flowing living area, with a section of the lounge thoughtfully suited as a home office or study space. Upstairs, the property features four well-presented bedrooms and a modern family bathroom.

Outside, the garden has been cleverly divided into several distinct areas, ideal for relaxing, entertaining, or gardening. The property further benefits from useful outbuildings and a garage, adding practicality to its charm.

Homes like this are rarely available — arrange your viewing today to discover everything it has to offer

Kitchen 14'0" x 11'8" (4.27m x 3.56m)



UPVC door and window. Matching base and eye level units with work surfaces over. Electric hob with extractor hood over. Built in oven and grill. Tiled splash backs. Space for American style fridge/freezer. Space and plumbing for washing machine. Radiator. Wood effect flooring. Built in storage cupboard.

Lounge 22'0" x 16'0" (6.73m x 4.9m)



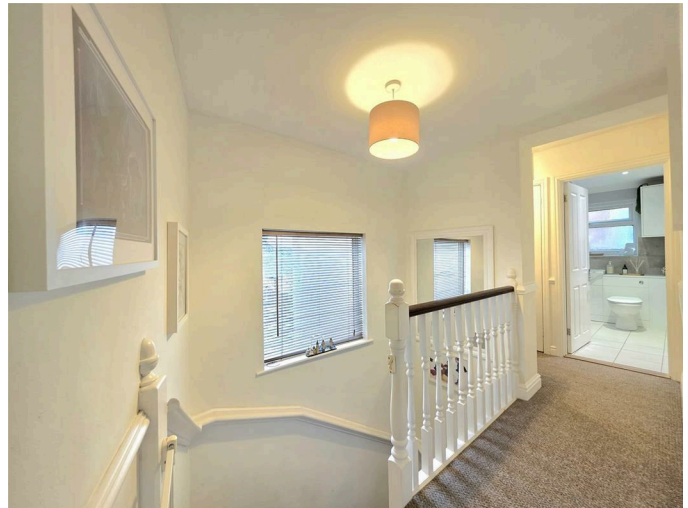
UPVC bay window. Feature fireplace with wooden surround. Radiator. Wooden flooring.

Study area 6'3" x 4'11" (1.93m x 1.52m)



Radiator. Carpeted.

First Floor Landing



UPVC window. Carpeted. Built in storage cupboard.

Bedroom 1 16'0" x 12'11" (4.9m x 3.94m)



UPVC window. Built in sliding door wardrobes. Radiator. Carpeted.

Bedroom 2 12'2" x 8'7" (3.71m x 2.62m)



UPVC window. Radiator. Carpeted.

Bedroom 4 8'0" x 6'5" (2.44m x 1.98m)



UPVC window. Radiator. Carpeted.

Bedroom 3 16'0" x 7'3" (4.88m x 2.21m)



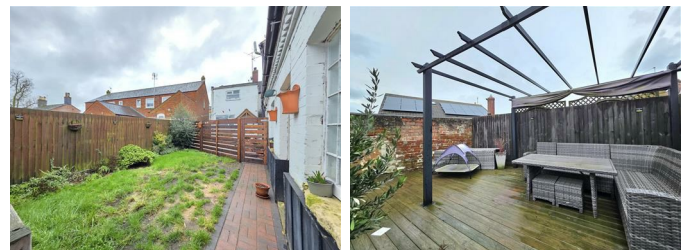
UPVC window. Radiator. Carpeted.

Bathroom 8'0" x 6'11" (2.44m x 2.13m)



UPVC window. Panelled bath with shower over. Glass shower screen. Wash hand basin set in vanity unit. Toilet. Partially tiled walls. Tiled flooring.

Outside



The rear is enclosed by timber fencing and brick wall. Block paved patio area. Timber decking area.

Outbuildings



Outdoor brick built garage/workshop which give access to the off road parking.

Garage: 5.16m x 2.36m
 Store 1: 3.71m x 3.61m
 Store 2: 3.71m x 2.95m
 Store 3: 3.28m x 2.74m

Agent Note

This property has a freehold over the passageway. Please also note that walkway access is given through the rear of the properties garden for access to next door flat.

Property Postcode

For location purposes the postcode of this property is: PE11 4NJ

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: B

Property construction: Brick built

Electricity supply: Not known

Other electricity sources: Not known

Water supply: Not known

Sewerage: Not known

Heating: Not known

Heating features: Not known

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: Not known

Restrictions: Not known

Public right of way: Not known

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: Not known

Planning permission: 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.

Accessibility and adaptations: Not known

Coalfield or mining area: Not known

Energy Performance rating: E48

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.

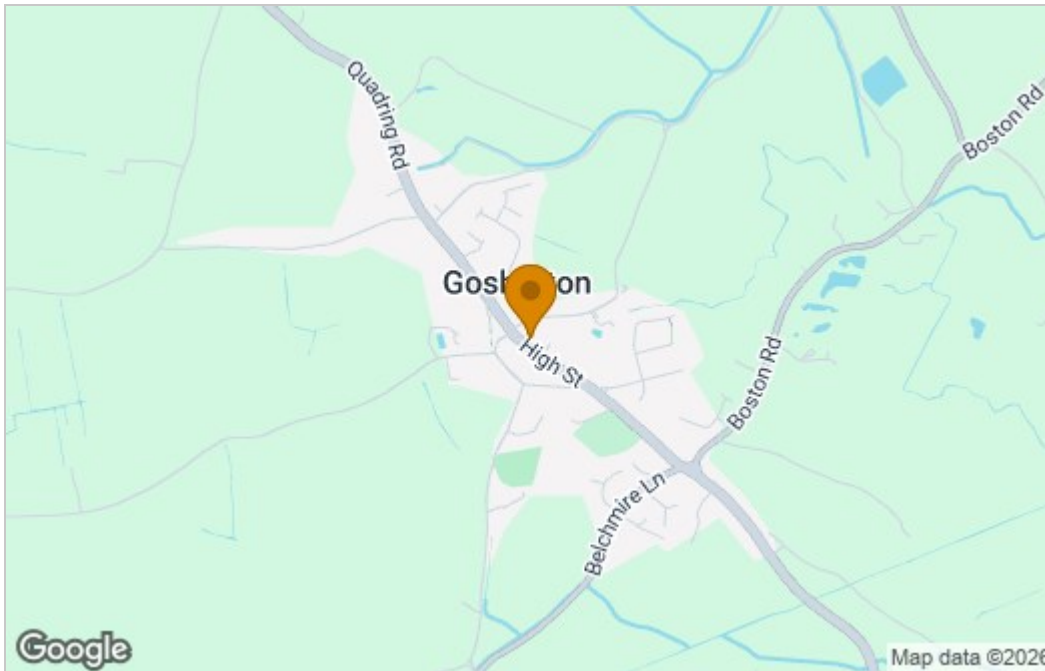
Disclaimer

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

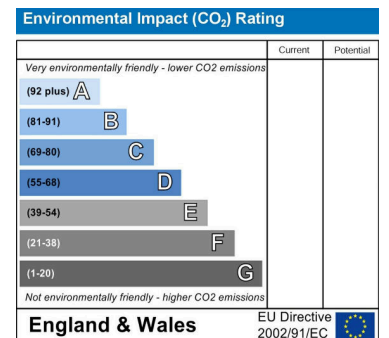
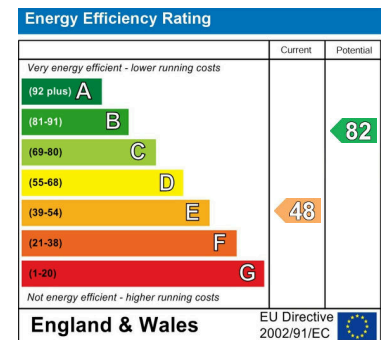
Floor Plan



Area Map



Energy Efficiency Graph



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