ARK PROPERTY









11 Henrietta Street, Spalding, PE11 2YH

£245,000

- Detached three-bedroom home in a sought-after location close to Spalding town centre
- Spacious ground floor layout with entrance hallway, dining room, lounge and kitchen
- Separate utility room offering additional convenience and storage
- Three double bedrooms, each featuring its own en-suite bathroom
- Gravel driveway providing ample off-road parking
- Enclosed rear garden with patio area, ideal for outdoor dining

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A three-bedroom detached home ideally located on Henrietta Street in Spalding, just a short walk from the town centre. Offering generous accommodation throughout, the property features an inviting entrance hallway opening into a dining room, a spacious lounge, and a well-appointed kitchen complemented by a separate utility room.

The first floor boasts three double bedrooms, each benefiting from its own en-suite, providing comfort and convenience for family living or visiting guests.

Outside, the property enjoys a gravel driveway providing ample off-road parking, while the rear garden offers a private space, complete with a patio area ideal for outdoor dining and entertaining.

This home combines space, practicality and a superb location—early viewing is highly recommended.

Entrance Hall

PVC entrance door. Stairs to first floor landing.

Lounge 13'6" x 16'10" (4.12m x 5.14m)



PVC double glazed bay window to front. Skimmed ceiling. Radiator.

Kitchen/Diner 11'11" x 15'11" (3.64m x 4.87m)



PVC double glazed window. Skimmed ceiling. Laminate flooring. Fitted base and eye level units with worktops and matching upstand. Four ring electric hob with extractor hood over and integrated electric oven and grill. Stainless steel sink and drainer with chrome mixer tap over.



Utility Room 9'1" x 6'3" (2.78m x 1.91m)



PVC double glazed window to rear and door to side. Skimmed ceiling with extractor fan. Laminate flooring. Wall mounted mains gas central heating boiler. Fitted worktop with space and plumbing for washing machine and tumble dryer. Doors to WC and storage cupboard.

Cloakroom 3'11" x 5'5" (1.20m x 1.66m)

PVC double glazed window. Skimmed ceiling. Laminate flooring. Radiator. Fitted toilet and wash hand basin.

First Floor Landing

Skimmed ceiling. Doors to bedrooms.

Bedroom 1 14'11" x 10'0" (4.56m x 3.05m)



PVC double glazed window. Skimmed and vaulted ceiling. Radiator. Door to ensuite.

En-suite 5'3" x 9'11" (1.61m x 3.03m)

PVC double glazed window. Skimmed ceiling. Extractor fan. Laminate flooring. Radiator. Fitted shower cubicle. Wash hand basin. Toilet.

Bedroom 2 13'9" x 10'3" (4.21m x 3.14m)



PVC double glazed windows. Skimmed ceiling. Radiator. Door to ensuite.

En-suite 5'3" x 3'6" (1.62m x 1.08m)

Skimmed ceiling. Extractor fan. Radiator. Fitted shower cubicle. Wash hand basin. Toilet.

Bedroom 3 13'7" x 12'9" (4.16m x 3.89m)



PVC double glazed window. Skimmed ceiling. Radiator. Door to ensuite.

En-suite 8'2" x 7'7" (2.51m x 2.32m)



PVC double glazed window. Skimmed ceiling. Radiator. Fitted shower cubicle. Toilet. Wash hand basin.

Outside



There is a gravel driveway to the side of the property and a rear garden with timber fence and brick wall boundaries. Patio seating area.





Property Postcode

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

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Some rooms as have been staged with AI to showcase how the rooms can be dressed.

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: C
Property construction: Brick built
Electricity supply: Mains
Other electricity sources: Not known
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating
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
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: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: Not known
Coalfield or mining area: Not known
Energy Performance rating: D67

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



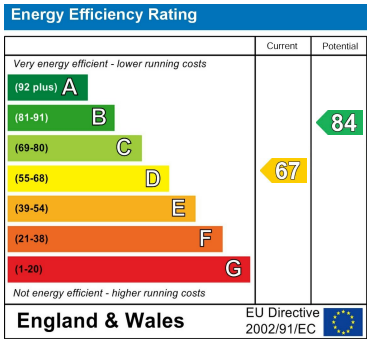


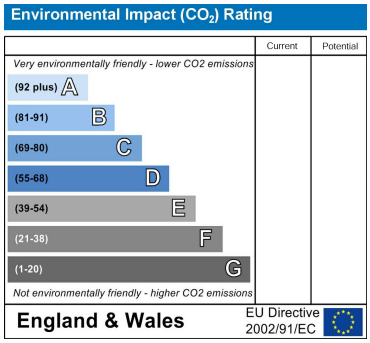
The floor plan is provided for guidance only and is not to scale. All measurements and areas are approximate and should be independently verified by prospective purchasers or tenants. The layout, fixtures, and fittings shown may differ from the property as viewed. The agent has not tested any services, appliances, or equipment and cannot verify their condition or functionality.

Area Map



Energy Efficiency Graph





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