



## 5. Raleigh Court, Spalding, PE11 2FE

**£190,000**

- Quiet cul-de-sac position at the end of Raleigh Court
- Three-bedroom semi-detached home
- Entrance hall with stairs to first floor
- Lounge with built-in storage and spacious kitchen diner
- Modern refitted shower room
- Off-road parking and enclosed rear garden

Tucked away at the end of a quiet cul-de-sac on Raleigh Court in Spalding, this well-presented three-bedroom semi-detached home offers comfortable and practical living in a peaceful setting.

The property welcomes you with an entrance hall featuring stairs to the first floor, leading through to a cosy lounge complete with built-in storage. To the rear, a spacious kitchen diner provides an ideal space for both everyday living and entertaining.

Upstairs, the home offers three well-proportioned bedrooms alongside a modern, refitted shower room.

Externally, the property benefits from off-road parking to the front and an enclosed rear garden, perfect for relaxing or enjoying outdoor time in privacy.

An excellent opportunity for families, first-time buyers, or investors alike.

### Entrance Hall



PVC double glazed door to front. PVC double glazed window to side. Stairs to the first floor. Radiator. Door to lounge.

### Lounge 14'2" x 11'4" (4.34m x 3.47m)



PVC double glazed window to front. Coving to ceiling. Radiator. Electric fireplace. Built in understairs storage cupboard. Opening to kitchen.



### Kitchen/Dining Room 10'2" x 14'7" (3.12m x 4.47m)

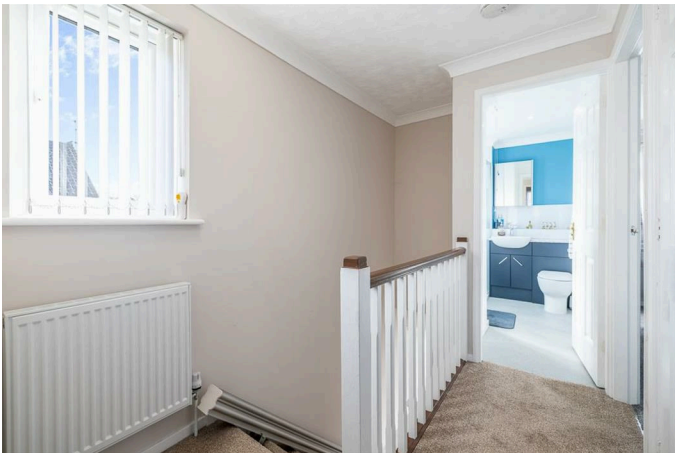


Two PVC double glazed windows to rear. Coving to

skimmed ceiling. Spot lighting. Wall mounted mains gas central heating boiler. Radiator. Fitted with a matching range of base and eye level units with roll edge work surface and tiled splash back. Four ring gas hob with stainless steel extractor fan over. Integrated electric oven and grill under. Sink unit with drainer and chrome mixer tap. Space and plumbing for washing machine. Space for fridge/freezer. PVC double glazed door to side.

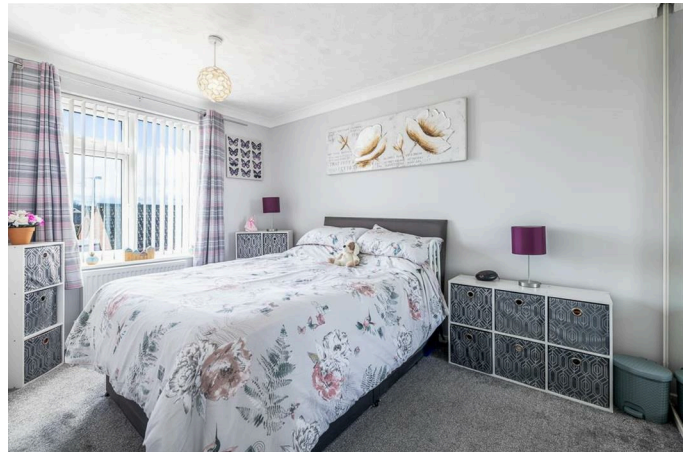


### First Floor Landing



PVC double glazed window to side. Coving to ceiling. Loft access. Radiator. Built in airing cupboard with fitted shelving. Doors to bedrooms and shower room.

### Bedroom 1 14'4" (into cupboard) x 8'2" (4.37m (into cupboard) x 2.50m)



PVC double glazed window to front. Coving to ceiling. Radiator. Built in mirrored sliding door wardrobes with hanging rails.

### Bedroom 2 10'2" x 8'2" (3.12m x 2.50m)



PVC double glazed window to rear. Radiator.

**Bedroom 3 7'3" x 6'1" (2.22m x 1.87m)**



PVC double glazed window to rear. Radiator.

**Shower Room 8'11" x 6'1" (2.72m x 1.87m)**



PVC double glazed window to side. Coving to skimmed ceiling. Spot lighting. Extractor fan. Vinyl flooring. Chrome heated towel rail. Fitted oversize walk in shower enclosure with glass screen and thermostatic shower riser, rainfall head and hand held attachment. Concealed cistern toilet. Wash hand basin with chrome mixer tap set in vanity unit with built in storage. Wall mounted illuminated mirror.



**Outside**



The front of the property has a driveway providing off road parking for up to 3 vehicles and low maintenance frontage with footpath leading to front door. Side gated access to the rear garden. The rear garden is enclosed by timber fencing. Extended patio seating area. Artificial lawn area with gravel borders. Outside lighting. Cold water tap. Timber storage shed.



### Property Postcode

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

### 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  
Annual charge: No

Property construction: Brick built  
Electricity supply: Octopus Energy  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains  
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: currently has a stair lift which will be removed prior to completion  
Coalfield or mining area: No  
Energy Performance rating:

### 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**

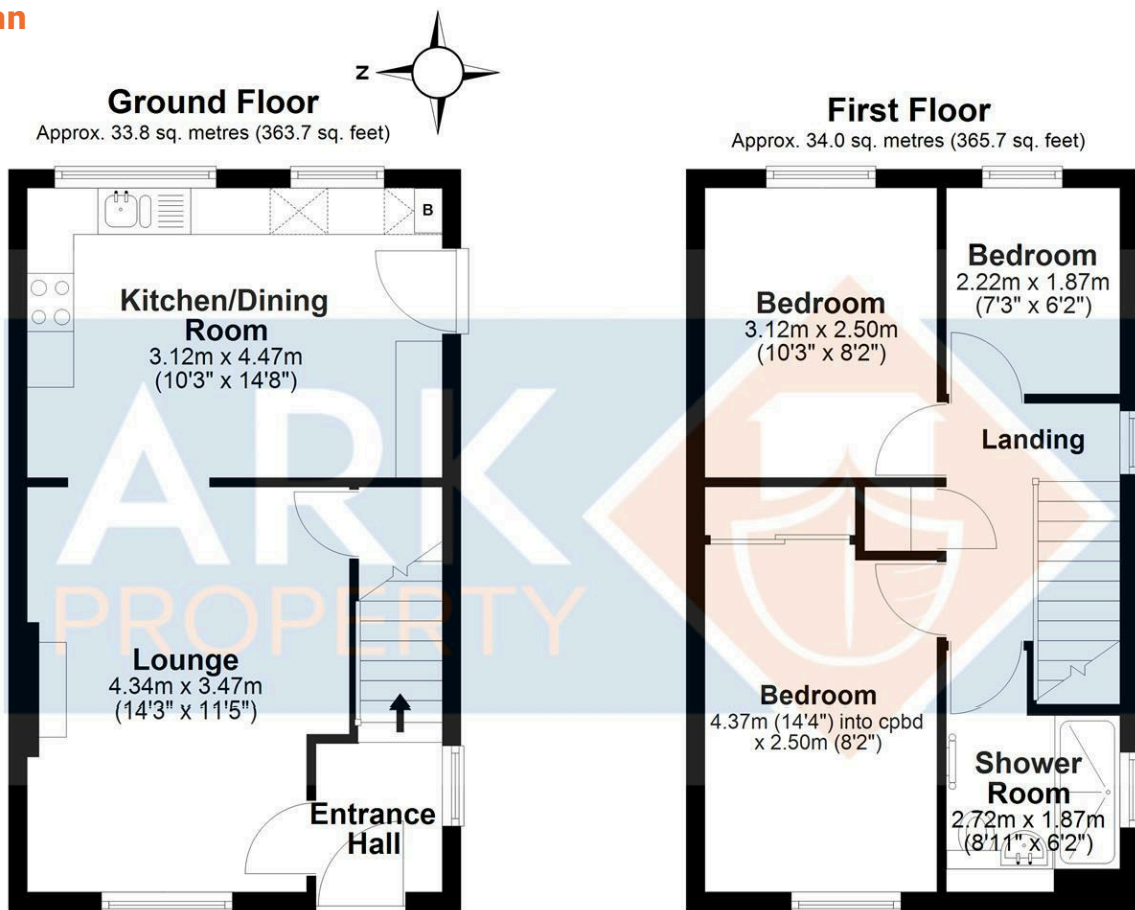
We can also offer full Financial and Solicitor services.

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



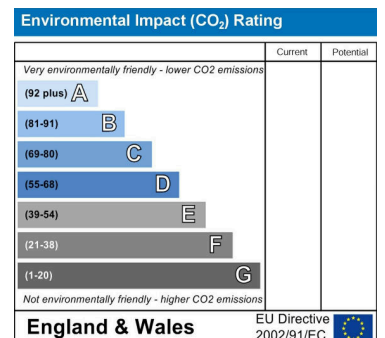
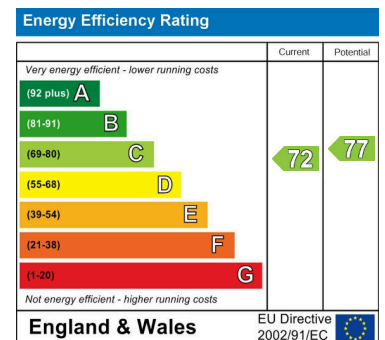
Total area: approx. 67.8 sq. metres (729.5 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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