

## 18 Chapel Lane, Spalding, PE11 1BP

**£185,000**

- Prime town centre location in Spalding
- Detached character property with charming features
- Rare benefit of off-road parking
- Spacious open-plan living accommodation
- Conservatory providing additional reception space
- Three bedrooms with modern shower room and downstairs WC

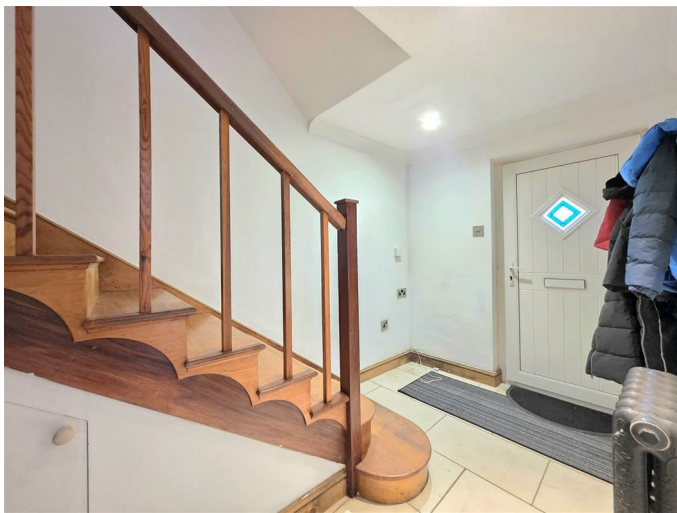
This charming three-bedroom detached character home is ideally situated in the heart of Spalding town centre, offering the rare advantage of valuable off-road parking.

The property boasts well-presented, open-plan living accommodation, creating a bright and sociable space perfect for modern lifestyles. A delightful conservatory provides additional reception space and enjoys views over the garden, while a convenient downstairs WC adds to the home's practicality.

Upstairs, there are three bedrooms served by a contemporary shower room. Combining period character with modern convenience, this home is perfectly suited to a range of buyers.

Early viewing is highly recommended to fully appreciate the location, character, and, most notably, the benefit of off-road parking in such a central position.

**Entrance Hall 12'1" x 6'5" (3.70m x 1.97m)**



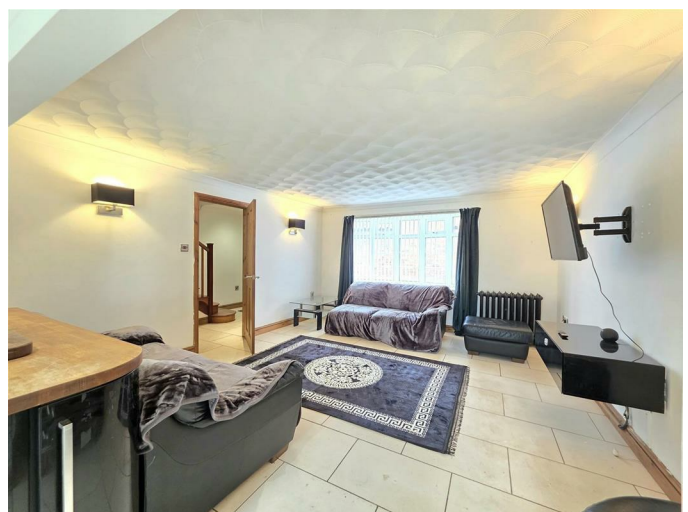
Entrance door to front. Stairs to first floor. Radiator. Tiled flooring.



**Lounge 13'9" x 14'3" (4.21m x 4.35m)**



UPVC bay window to front. Electric fire with wood surround. Laminate wood flooring.



**Kitchen 7'3" x 19'8" (2.22m x 6.00m)**



UPVC window to rear and UPVC French Door to rear. Matching range of base and eye level units with tiled splash-backs and work surfaces over. Stainless steel one and a quarter bowl sink with mixer taps over. Space for cooker with extractor hood over. Radiator.



**Conservatory 11'10" x 12'5" (3.61m x 3.81m)**



UPVC door to side and window to side. Radiator.



**Cloakroom 3'11" x 3'6" (1.21m x 1.08m)**

UPVC window to side. Toilet. Wash hand basin.

**First Floor Landing 4'11" x 6'2" (1.51m x 1.89m)**

Doors to bedrooms and bathroom.

**Bedroom 1 14'2" x 9'8" (4.34m x 2.97m)**



UPVC window to front. Radiator.

**Bedroom 3 7'5" x 13'1" (2.28m x 4.01m)**



UPVC window to front. Access to loft space.



**Bedroom 2 10'2" x 10'10" (3.12m x 3.31m)**



UPVC window to rear. Built-in wardrobes.

**Bathroom 7'5" x 7'8" (2.27m x 2.35m)**



Window to rear. Toilet. Pedestal wash hand basin. Panelled bath. Shower cubicle with shower over. Tiled walls. Tiled flooring.

## Outside



To the rear of the property via Swan Street, having off-road parking for two to three vehicles leading to a car port. Double wooden gates leading to the rear garden which is of a low maintenance design with patio area and shrubbed borders.



### Property Postcode

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

### 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: A

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

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: Wooden decking

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:

### 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

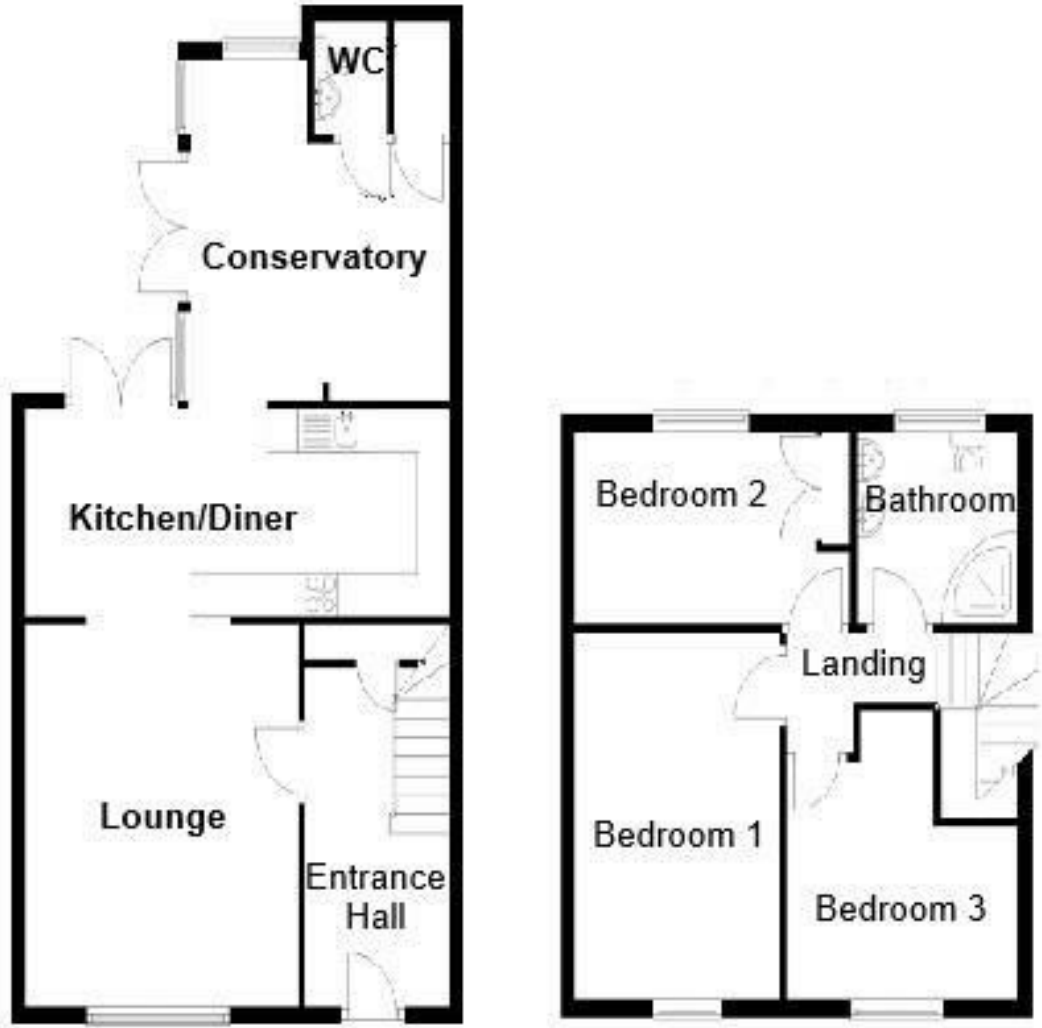
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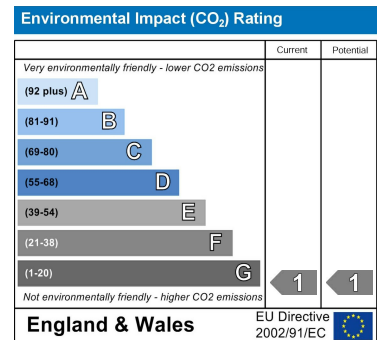
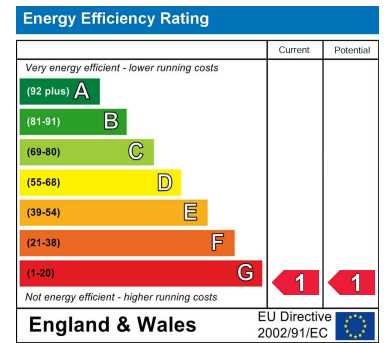
**Floor Plan**



**Area Map**



**Energy Efficiency Graph**



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