



230 Park Road, Spalding, PE11 1QZ

£220,000

- Sought-after Park Road location within walking distance of Spalding town centre and train station
- Period three bedroom semi-detached home full of character features
- Sitting room to front and separate rear lounge opening onto the garden
- Kitchen breakfast room with French doors to the rear garden
- Driveway parking, carport and enclosed lawned rear garden with patio area
- Original features including stained glass, quarry tiles, exposed floorboards and picture rails

A well-presented period three bedroom semi-detached home situated on the sought-after Park Road, ideally located within easy walking distance of Spalding town centre, local amenities and the train station. Retaining a wealth of character features including stained glass, quarry tiles, exposed floorboards and picture rails, the property offers spacious and versatile accommodation throughout.

The ground floor comprises a sitting room to the front, a separate lounge to the rear opening onto the garden, and a kitchen breakfast room with French doors providing further access outside. To the first floor there are three bedrooms and a family bathroom accessed from the landing.

Externally, the property benefits from a driveway providing off-road parking, a carport, and an enclosed rear garden mainly laid to lawn with a patio seating area ideal for entertaining and outdoor dining.

Entrance Hall 7'9" x 5'9" (2.38m x 1.77m)



Stained glass door with side panels to front. Tiled flooring. Radiator. Stairs to first floor landing.

Sitting Room 12'8" (into bay) x 11'11" (3.87m (into bay) x 3.65m)



Bay window with stained glass to front. Wooden flooring. Picture rails. Inset quarry tiles to chimney breast.



Lounge 10'10" x 15'1" (3.31m x 4.62m)



Patio doors leading to garden. Picture Rails. Free standing electric fire. Radiator. Wooden flooring.



Kitchen 19'2" x 7'10" (5.85m x 2.40m)



Two windows and stable door to side. French doors to rear. Matching base and eye level units with solid wood work surfaces over. Sink unit with drainer and mixer tap. Gas hob with extractor over. Oven and grill under. Tiled splash back. Integrated dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Pantry with shelving. Tiled flooring.



First Floor Landing 14'3" x 5'8" (4.35m x 1.73m)



Window to side. Loft access. Doors to bedrooms and bathroom. Built in storage cupboard.

Bedroom 10'0" x 12'1" (3.05m x 3.70m)



Two windows to front. Picture rails. Radiator. Feature fireplace.

Bedroom 10'11" x 12'3" (3.33m x 3.75m)



Window to rear. Picture rails. Radiator. Feature fireplace.



Bedroom 8'11" x 8'0" (2.73m x 2.44m)

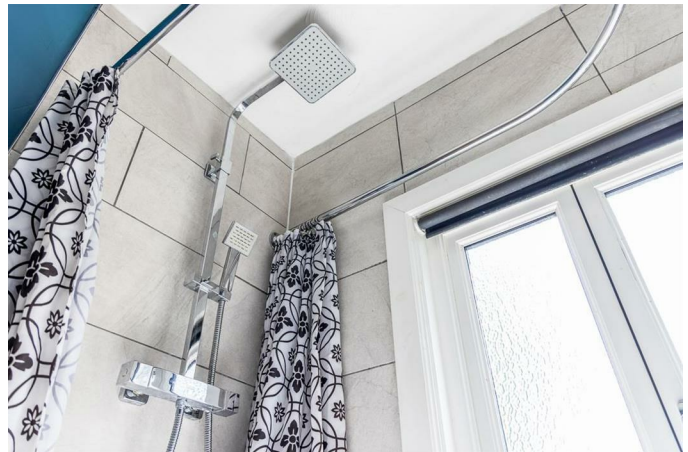


Window to rear. Radiator. Wood effect laminate flooring.

Bathroom 6'10" x 5'6" (2.10m x 1.70m)



Window to front. Panelled bath with mixer tap and chrome thermostatic shower riser with rainfall head and hand held attachment. Toilet. Wash hand basin. Partially tiled walls. Tiled flooring. Heated towel rail.



Outside



The front of the property has a gravel driveway and paved pathway leading to the car port. Gravel area with bushes and strubs. Gated access leads to the rear garden.

The rear garden is enclosed by brick wall and hedging. Extended patio seating area. Lawn area. Well established trees and bushes.



Car Port 20'8" x 10'6" (6.32m x 3.22m)



Property Postcode

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

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:
 Solar Panels: Eon
 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:

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

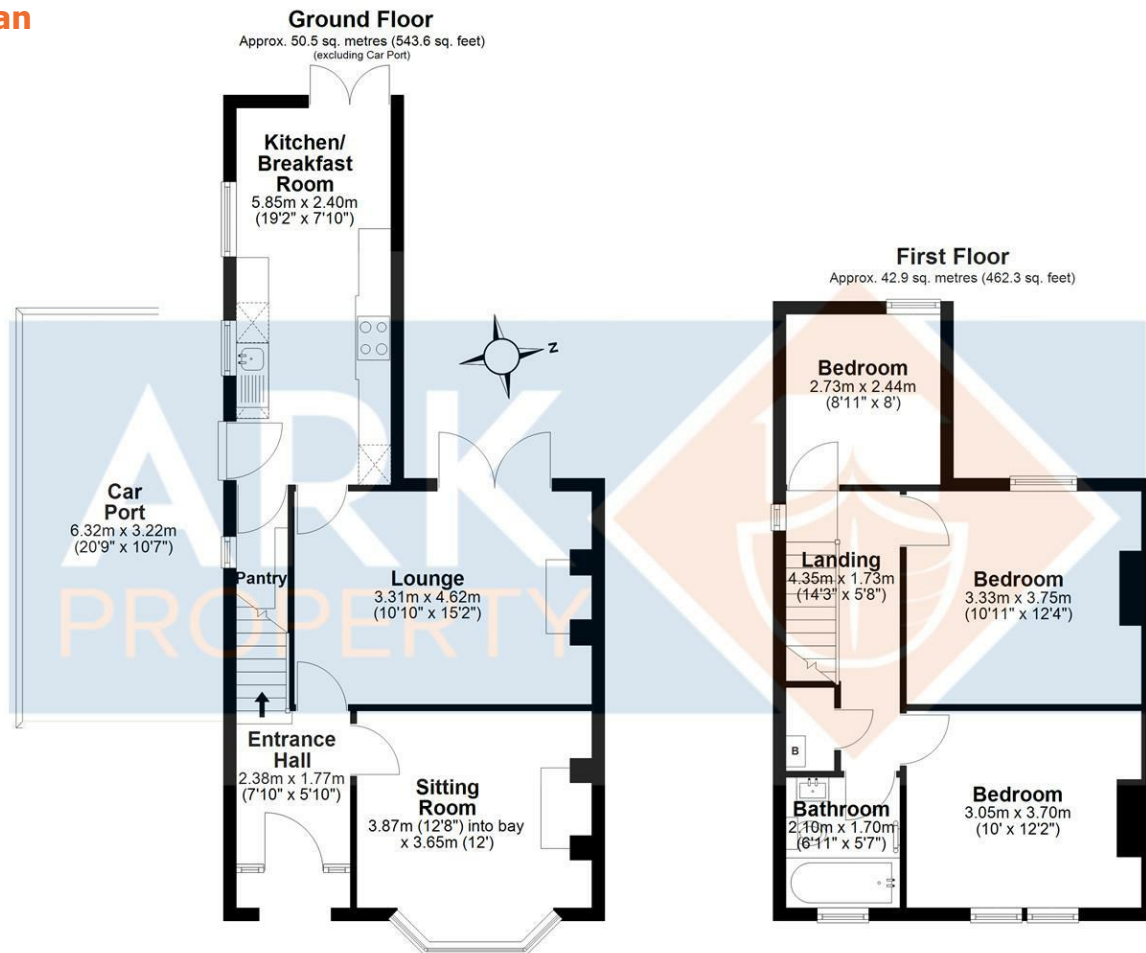
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.







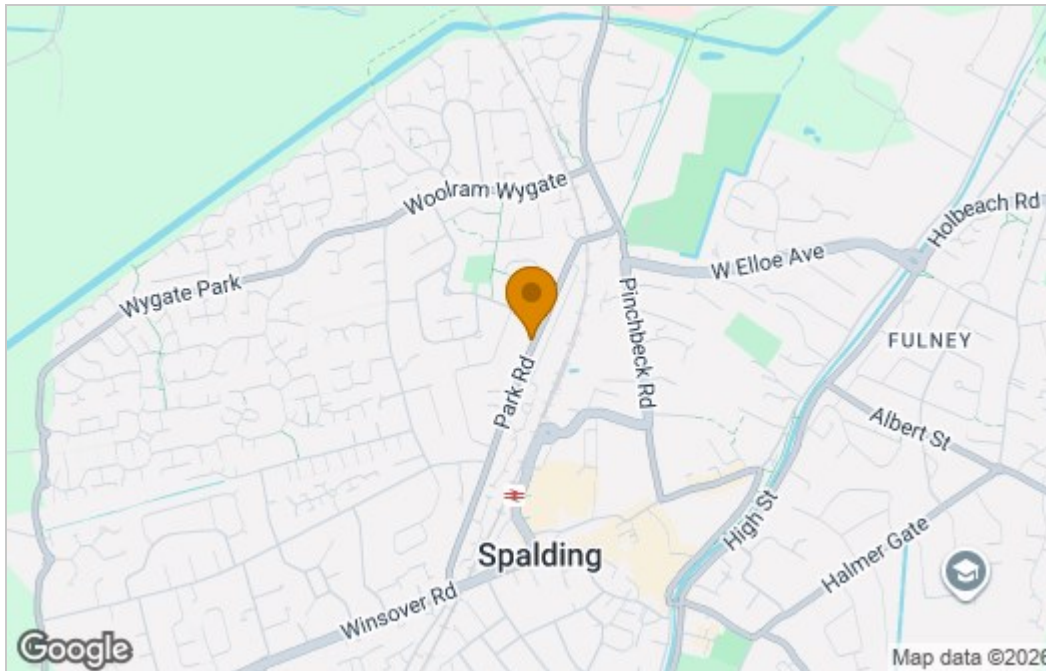
Floor Plan



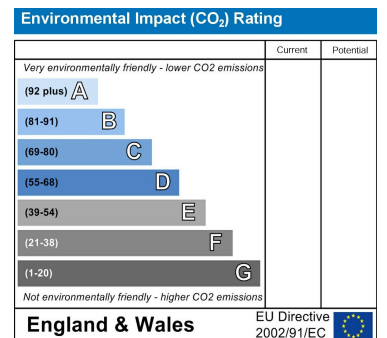
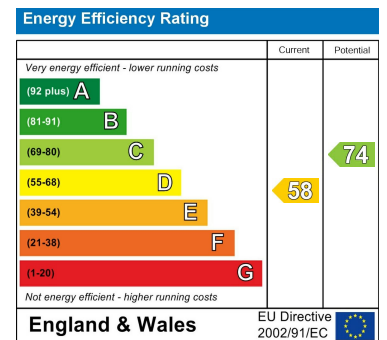
Total area: approx. 93.5 sq. metres (1005.9 sq. feet)

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

Area Map



Energy Efficiency Graph



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