



## **3 Fossitt Place London Road, Kirton, PE20 1JA**

**£150,000**

- Three-bedroom mid-terrace home located in the quiet cul-de-sac of Fossitt Place, Kirton.
- Offered for sale with no onward chain.
- Ground floor accommodation includes an entrance hall, lounge, kitchen, and WC.
- First floor features three bedrooms, including a principal bedroom with ensuite.
- Additional family bathroom serving the remaining bedrooms.
- Benefits from an enclosed rear garden and allocated parking.

Situated in a pleasant cul-de-sac location within Fossit Place, Kirton, this three-bedroom mid-terrace home is offered for sale with no onward chain. Internally, the accommodation comprises an entrance hall, lounge, kitchen and ground floor WC. To the first floor are three bedrooms, including a principal bedroom with ensuite, along with a family bathroom. Externally, the property benefits from an enclosed rear garden and allocated parking. Contact Ark for more information or to arrange a viewing.

**Entrance Hall 4'5" x 5'1" (1.37m x 1.55m)**

PVC double glazed door to front. Stairs to first floor landing. Radiator. Door to lounge.

**Lounge 16'4" x 10'7" (5.00m x 3.24m)**



PVC double glazed window to front. Laminate flooring. Radiator.

**Kitchen/Diner 13'1" x 14'0" (3.99m x 4.29m)**



PVC double glazed window to rear. French doors to rear. Matching range of wall and base units. Built in electric oven. Four ring hob with extractor fan over. Tiled splashbacks. Tiled flooring. Space for fridge/freezer. Space for washing machine. Built in storage cupboard.



**Cloakroom 3'2" x 5'7" (0.97m x 1.71m)**

Fitted toilet and wash hand basin.

## Landing



Loft access. Doors to bedrooms and bathroom.

## Bedroom 1



PVC double glazed window. Radiator. Door to ensuite.



## En-Suite

PVC double glazed window. Radiator. Shower cubicle. Wash hand basin. Toilet.

## Bedroom 2

PVC double glazed window. Radiator.

## Bedroom 3



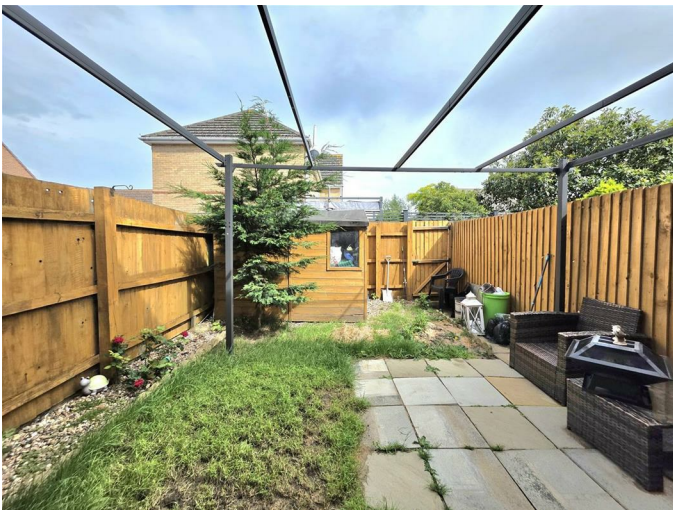
PVC double glazed window. Radiator.

## Bathroom



PVC double glazed window. Radiator. Panelled bath. Wash hand basin. Toilet. Extractor fan.

## Outside



The property benefits from one allocated parking space.

The rear garden is laid to lawn with patio seating area and fully enclosed by timber fencing.



### Property Postcode

For location purposes the postcode of this property is: PE20 1JA

### 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: 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: Dedicated parking space in the courtyard  
 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



The floorplan, dimensions, areas, and layout shown are for illustrative purposes only and are not to scale. Measurements are approximate and may vary from the completed property. Fixtures, fittings, furniture, landscaping, and other features shown are indicative only and may differ from those provided. The developer/agent reserves the right to make changes to the design, specifications, dimensions, and layout without notice. Purchasers should rely on the final contract documents and conduct their own enquiries regarding the property's features and dimensions.

## Area Map



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## Energy Efficiency Graph

