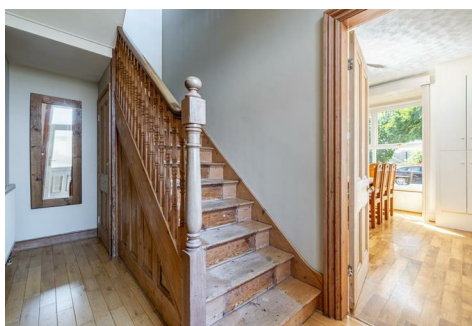




110 Winsover Road, Spalding, PE11 1HA

£230,000

- Character and charm
- Neutral decor throughout
- Nice flowing layout downstairs
- Exposed brickwork and floorboards
- Off road parking to front
- Within easy access of the town centre
- Low maintenance rear garden
- Spacious living receptions

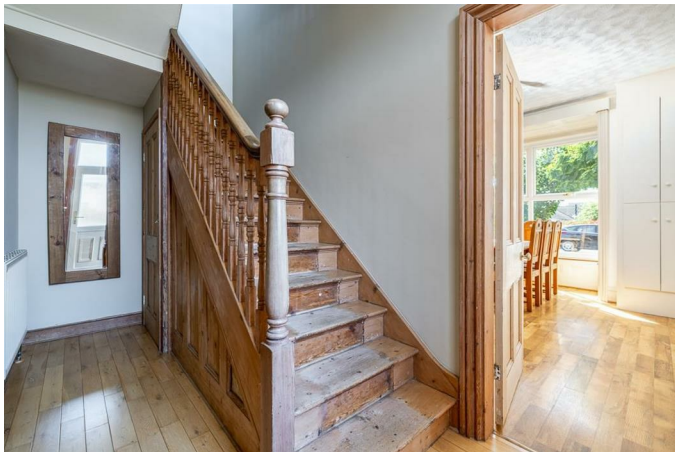
Situated within a short walk of Spalding town centre, this beautifully presented character property offers all the charm and appeal you could wish for in an extended three-bedroom semi-detached home.

Neutrally decorated throughout, the property provides spacious accommodation with a wonderful flow to the ground floor, creating an inviting and practical living space ideal for modern family life. Upstairs, you'll find three generously sized bedrooms, all offering comfortable and versatile accommodation.

Externally, the property benefits from off-road parking to the front and a low-maintenance rear garden, perfect for relaxing or entertaining with minimal upkeep.

If you're looking for a home full of character, charm and unique features, this delightful property on Winsover Road is not to be missed. Arrange your viewing today.

Entrance Hall 5'11" x 13'0" (1.81m x 3.97m)



PVC entrance door. Wooden flooring. Under stairs storage cupboard. Radiator. Stairs to first floor landing.

Lounge 12'4" x 13'0" (3.78m x 3.97m)



Box bay window to front. Feature fire place. Laminate flooring. Radiator. Built in storage cupboard.

Dining Room 13'5" x 18'4" (4.11m x 5.59m)



Window to front. French doors leading to conservatory. Window to rear. Wooden flooring. Radiator. Feature fireplace. Built in storage cupboards.

Kitchen 21'8" x 9'0" (6.61m x 2.75m)



Window and door to side. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Rangemaster cooker with six ring gas hob, double electric oven and grill. Space and plumbing for dishwasher. Space and plumbing for washing machine and tumble dryer. Space for fridge/freezer. Tiled flooring. Radiator.

Conservatory 11'2" x 10'4" (3.42m x 3.17m)



PVC construction. Tiled flooring. French doors leading to garden.

Utility Room 8'5" x 5'3" (2.57m x 1.62m)

Window to rear. Tiled flooring. Radiator.

Wet Room



Window to side. Shower cubicle. Wash hand basin. Toilet. Tiled splashback. Tiled flooring. Extractor fan.

First Floor Landing 5'10" x 12'11" (1.80m x 3.96m)



Window to side. Doors to bedrooms and bathroom.

Bedroom 1 12'4" x 13'0" (3.77m x 3.98m)



Window to front. Feature fireplace. Laminate flooring. Radiator. Built in storage cupboard.

Bedroom 2 13'5" x 10'11" (4.10m x 3.35m)



Window to front. Feature fireplace. Laminate flooring. Radiator.

Bedroom 3 21'8" x 9'0" (6.61m x 2.75m)

Window to rear and side. Feature fireplace. Built in wardrobe. Laminate flooring. Radiator.

Jack and Jill Bathroom 13'5" x 8'1" (4.11m x 2.47m)

Bath with tiled surround. Toilet. Pedestal wash hand basin. Shower cubicle with glass sliding door. Laminate flooring. Radiator. Built in storage cupboard.

Outside

The front of this property is laid to gravel which provides off road parking for several cars. A timber gate at the side of the property leads to the enclosed rear garden.

The rear garden is enclosed by timber fencing. Patio area. Lawn area with shrub borders.

Property Postcode

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

Additional Information

PLEASE NOTE:

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

The vendor has advised the following items of furniture can be available at an additional cost, if required:

Dining table, red leather sofa bed, 3 piece suite, wicker sofa, tumble dryer, dishwasher.

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

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: Woo/multi fuel burner

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: D58

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

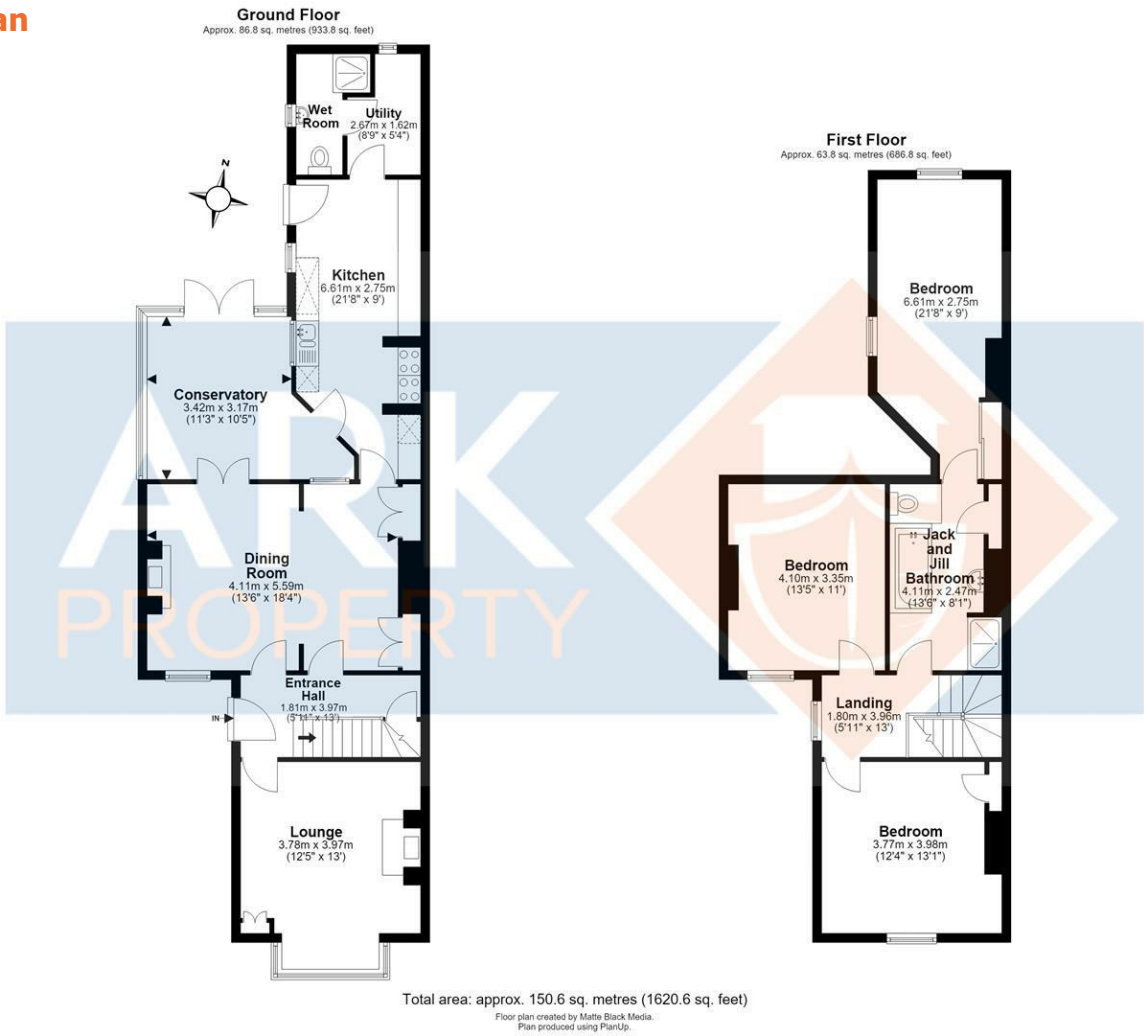
We can also offer full Financial and Solicitor services.

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.

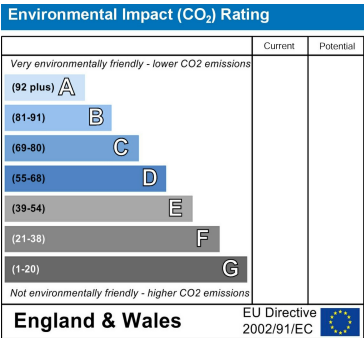
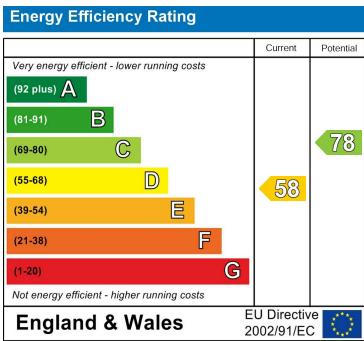
Floor Plan



Area Map



Energy Efficiency Graph



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