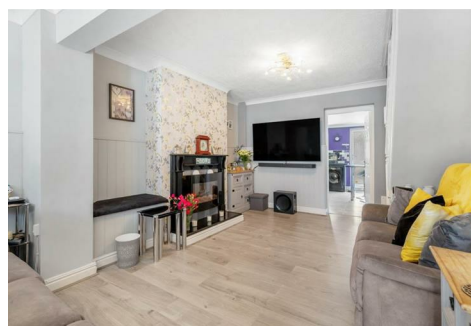
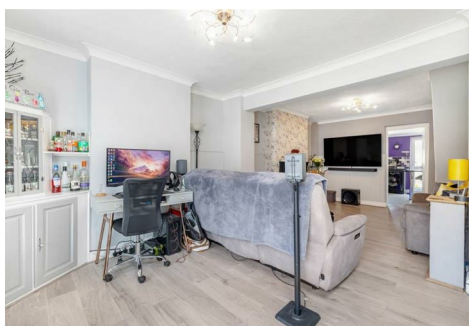




43 Cross Street, Spalding, PE11 2YG

£185,000

- Three good size bedrooms
- Well presented throughout
- Town centre location
- Modern kitchen
- Within easy access of local amenities
- Courtyard garden with summer house
- Spacious living space
- Register with Ark for all new listings

Welcome to this charming end-terrace house located on Cross Street in the heart of Spalding. This delightful property boasts three generously sized bedrooms spread over three levels, providing ample space for families or those seeking extra room for guests or a home office.

As you enter, you will find a well-presented reception room that exudes character and charm, making it a perfect space for relaxation or entertaining. The property is thoughtfully designed to maximise comfort and functionality, ensuring a warm and inviting atmosphere throughout.

The bathroom is conveniently located, serving the three bedrooms with ease. The low-maintenance rear garden is a standout feature, offering an ideal outdoor space for entertaining friends and family. Complete with a summer house, this garden is perfect for enjoying sunny days or hosting gatherings.

Situated within easy reach of the town centre, this home is conveniently located near all local amenities, including shops, schools, and parks. This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-maintained home.

Do not miss the chance to make this lovely house your new home.

Lounge 22'3" x 11'10" (6.80m x 3.63m)



Entrance door to front. PVC double glazed window to front. Stairs to first floor landing. Feature fire with surround. Laminate flooring. Radiator.



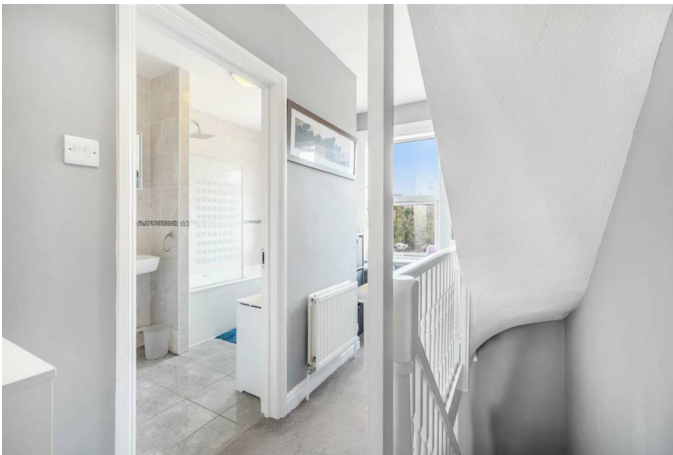
Kitchen/Breakfast Room 11'10" x 11'9" (3.61m x 3.60m)



PVC double glazed door and window to rear. Wall mounted boiler. Matching range of fitted base and wall units with work surfaces over. Electric hob with extractor hood over. Built in oven and grill. Sink unit with mixer tap. Tiled splashbacks. Tiled flooring. Space for fridge/freezer. Space and plumbing for washing machine.



First Floor Landing



Two PVC double glazed window to rear. Radiator. Stairs to second floor landing.

Bedroom 1 10'7" x 13'0" (excl cupboard) (3.24m x 3.97m (excl cupboard))



PVC double glazed window to front. Radiator. Built in sliding door wardrobes.

Bathroom 9'1" x 6'3" (2.79m x 1.91m)



PVC double glazed window to rear. Panelled bath with rainwater head and separate shower attachment. Glass shower screen. Toilet. Wash hand basin. Partially tiled walls. Tiled flooring. Airing cupboard housing hot water tank.

Second Floor Landing

Doors to bedrooms.

Bedroom 2 10'7" x 12'0" (3.24m x 3.68m)



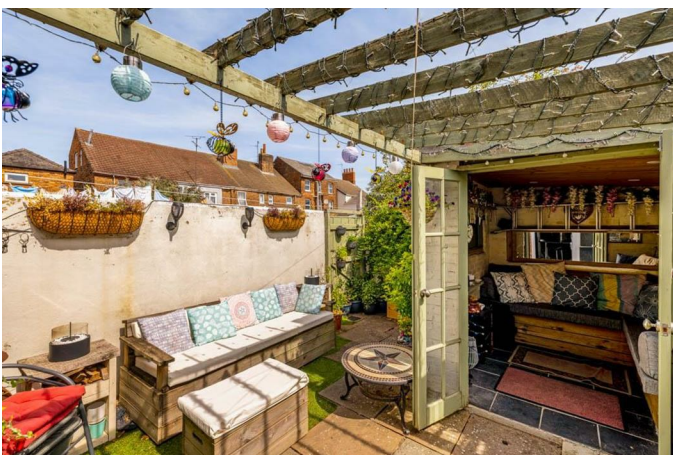
PVC double glazed window to front. Radiator.

Bedroom 3 11'2" x 8'10" (3.41m x 2.71m)

PVC double glazed window to rear. Radiator. Access to loft space.

Outside

The rear of the property has a private courtyard style garden lean to pergola leading to the summer house. Gated rear access.

**Summer House 7'2" x 6'11" (2.20m x 2.11m)**

Brick built summer house. French doors to front.

Property Postcode

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

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: Ovo
 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: On Road Parking
 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: D57

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

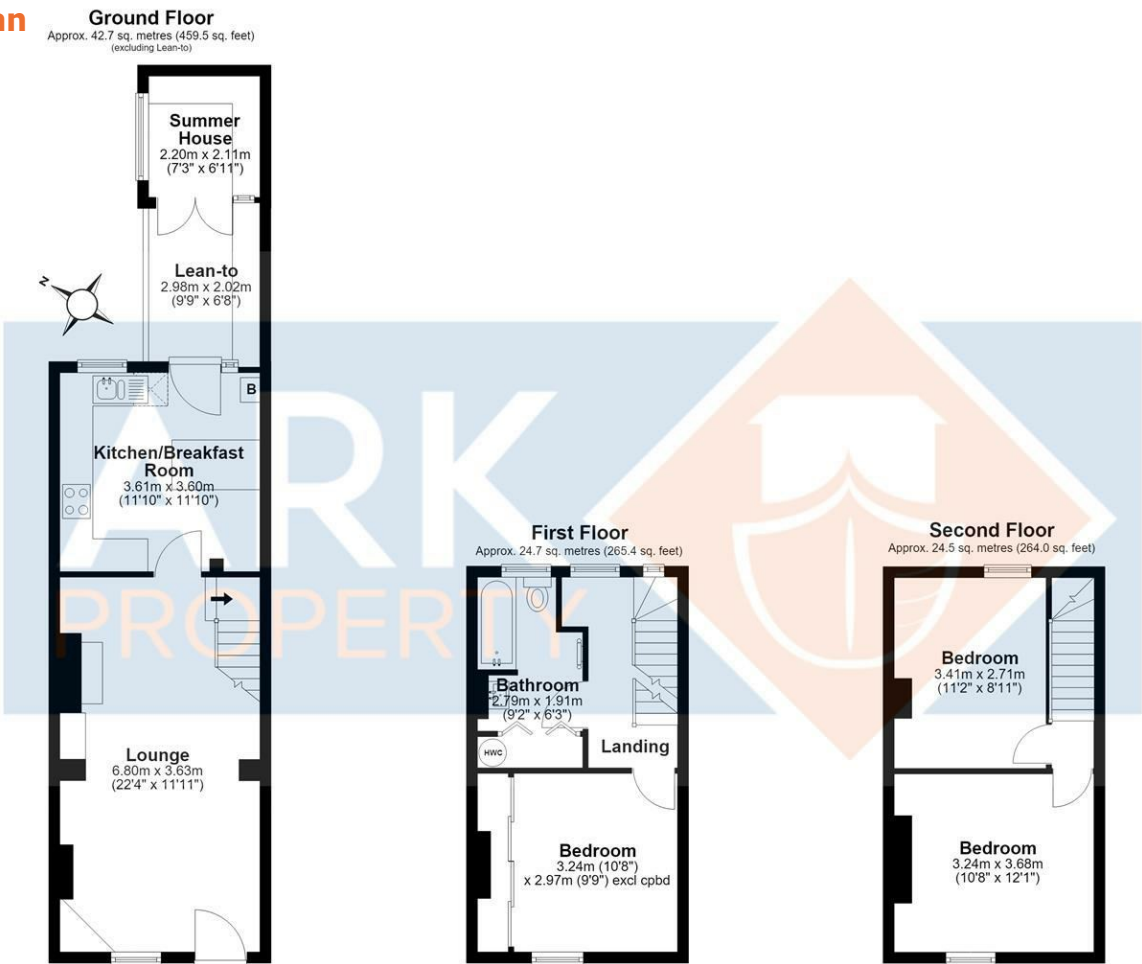
We can also offer full Financial and Solicitor services.

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.

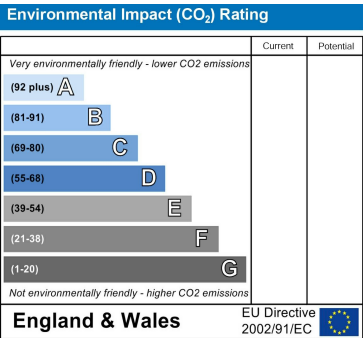
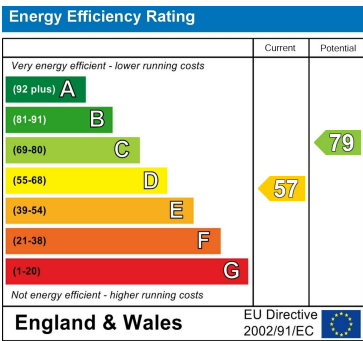
Floor Plan



Area Map



Energy Efficiency Graph



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