



14 Dickens Street, Spalding, PE11 1WF

£220,000

- Three-bedroom semi-detached home built by Broadgate Homes
- Sought after St John's Circus development in Spalding
- Modern kitchen/diner with utility/WC
- Spacious lounge opening onto the enclosed rear garden
- Gravel driveway providing off-road parking single garage
- Single garage with driveway
- Popular design and layout
- Register with Ark for all new future listings

Nestled in the charming area of Dickens Street, Spalding, this delightful semi detached house offers a perfect blend of comfort and convenience. With three well proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The house boasts a large four piece bathrooms suite, ensuring that morning routines are a breeze for all occupants. The thoughtful design of the property provides both privacy and functionality, making it a wonderful place to call home.

For those with vehicles, the property includes a driveway leading to a partially converted garage, adding to the convenience of living in this lovely neighbourhood. Spalding is known for its friendly community and local amenities, making it an attractive location for potential buyers or renters.

This semi-detached house on Dickens Street is not just a property; it is a place where memories can be made. With its appealing features and prime location, it presents an excellent opportunity for anyone looking to settle in this delightful part of Lincolnshire. Do not miss the chance to view this charming home.

Kitchen/Diner 12'4" x 16'9" (3.77m x 5.11m)



Composite glazed door to front. PVC double glazed window to front. LVT flooring. Built in cupboard. Door to WC. Coving to skimmed ceiling with recessed spot lights. Fitted with matching range of base and eye level units with roll edge

work surface, matching upstand and tiled splash back. Four ring gas hob with stainless steel extractor hood over. Electric oven and grill under. Integrated fridge/freezer. Space and plumbing for dishwasher. Composite sink unit with drainer and mixer tap. Under cabinet lighting.



Utility/Cloakroom 5'10" x 6'9" (1.79m x 2.06m)



PVC double glazed window to side. Coving to skimmed ceiling. Extractor fan. LVT flooring. Fitted worktop space with matching upstand. Space and plumbing for washing machine. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap. Radiator.

Inner Hallway

Stairs leading to the first floor accommodation. Storage cupboard.

Lounge 10'6" x 16'9" (3.21m x 5.11m)



PVC double glazed window and PVC double glazed French doors to the rear garden. Coving to skimmed ceiling. LVT flooring. Radiator. Built in full width base storage units.



First Floor Landing



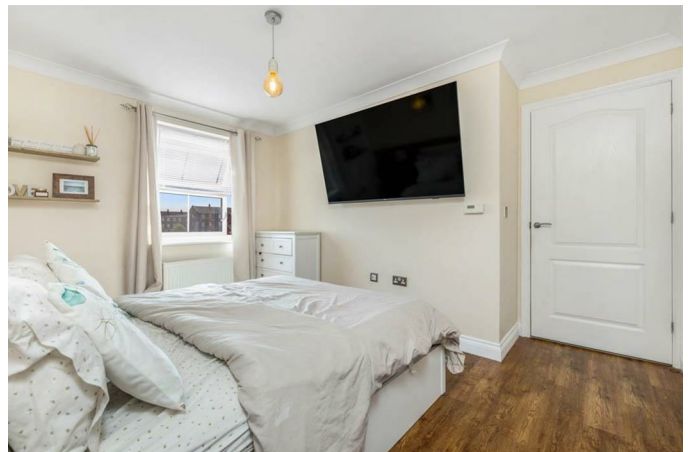
PVC double glazed window to side. Coving to

skimmed ceiling. Loft access. Doors to bedrooms and bathroom.

Bedroom 1 12'4" x 9'4" (3.77m x 2.87m)



PVC double glazed window to front. Coving to skimmed ceiling. LVT flooring. Radiator. Feature wall panelling. Built in wardrobe with shelving and hanging rail.



Bedroom 2 10'6" x 7'10" (3.22m x 2.41m)



PVC double glazed window to rear. Coving to skimmed ceiling. LVT flooring. Radiator. Built in wardrobe with shelving and hanging space.

Bedroom 3 6'9" x 8'5" (2.08m x 2.58m)



PVC double glazed window to rear. Coving to skimmed ceiling. LVT flooring. Radiator. Feature panelled wall.

Bathroom 8'7" x 6'11" (2.63m x 2.12m)



PVC double glazed window to front. Coving to skimmed ceiling. Recessed spot lights. Extractor fan. Shaver point. Heated towel rail. Panelled bath with a chrome mixer tap. Fitted shower pod with rainfall head and hand held attachment. Close coupled toilet with push button flush. Pedestal wash basin with chrome mixer tap.

Outside



The front garden has been laid to low maintenance gravel. Pathway leading to the main entrance with storm porch and courtesy lighting. There is a gravel driveway to the front of the property leading to the garage.

The rear garden is enclosed by timber fencing. Laid to lawn with patio seating area. Wood chip play area.



Garage 6'3" x 8'6" (1.91m x 2.60m)



Partially converted into a home office. Up and over door. Power and light connected.

Office 10'0" x 7'6" (3.06m x 2.31m)



PVC French doors leading garden. Power and light connected.

Property Postcode

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

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: Approximately £120 per year paid to St Johns Circus Management Company. Please confirm charges with your solicitor as part of the searches, prior to purchase.

Property construction: Brick built

Electricity supply: Eon

Solar Panels: Yes, 2 panels. Owned by the property.

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 and Single Garage

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: B84

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

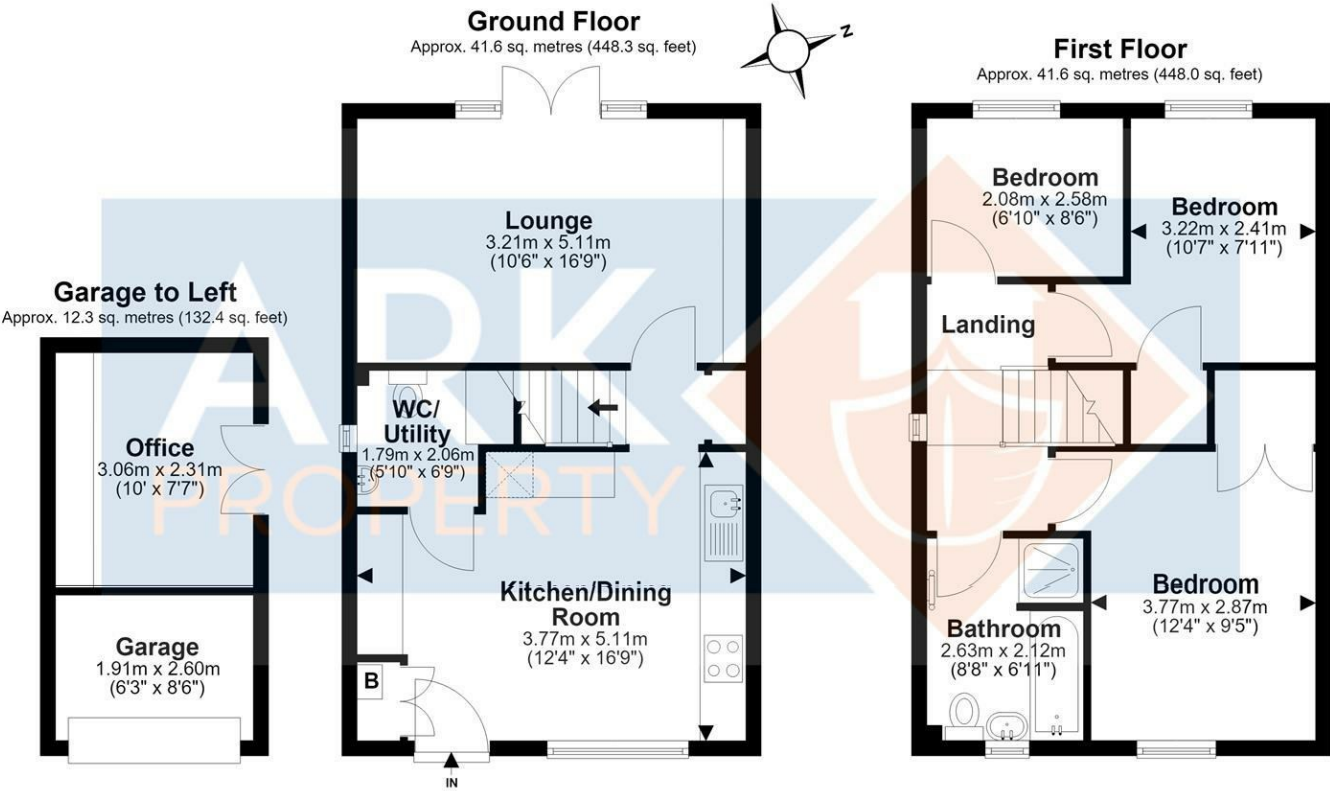
services.

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.

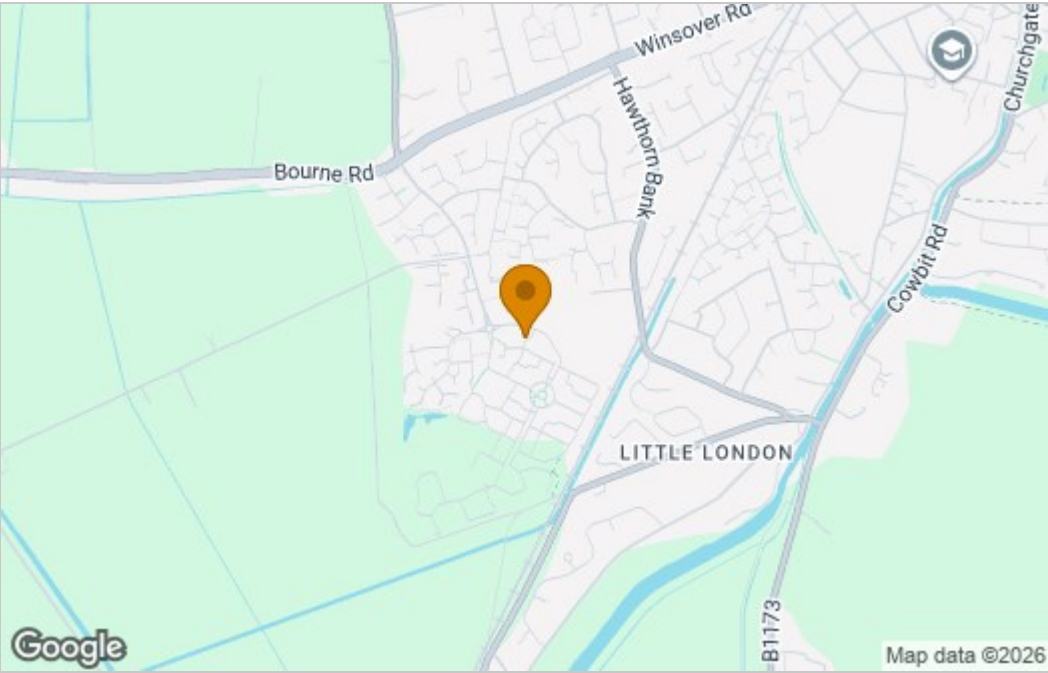
Floor Plan



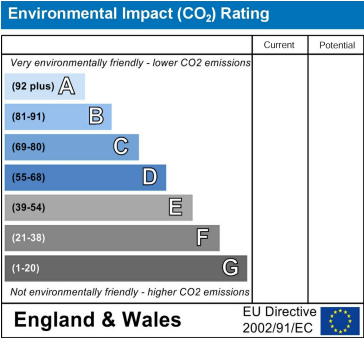
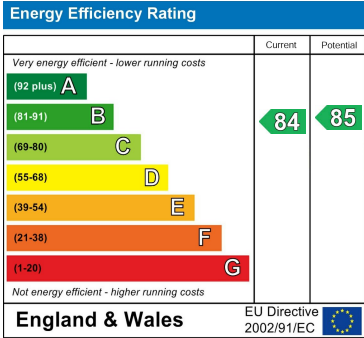
Total area: approx. 95.6 sq. metres (1028.7 sq. feet)

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

Area Map



Energy Efficiency Graph



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