



## 21 Saltern Drive, Spalding, PE11 1UQ

**£185,000**

- Offered for sale with no onward chain
- Three-bedroom townhouse arranged over three floors
- Spacious lounge overlooking the enclosed rear garden
- Principal bedroom with en-suite shower room
- Ground floor cloakroom/WC and first floor family bathroom
- Off-road parking and enclosed rear garden

Offered to the market with no onward chain, this well-presented three-bedroom townhouse on the popular Saltern Drive in Spalding offers spacious and versatile accommodation arranged over three floors, making it an ideal purchase for first-time buyers, growing families, or investors.

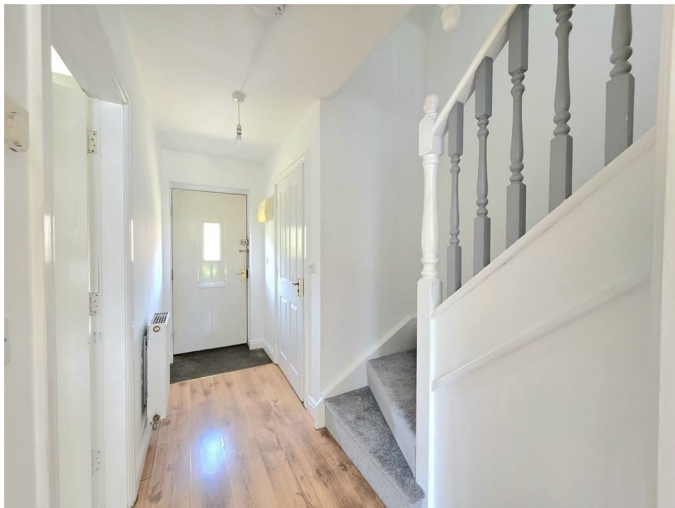
The ground floor comprises a welcoming entrance hall with a convenient cloakroom/WC, a fitted kitchen, and a generous lounge overlooking the rear garden, providing an excellent space for both relaxing and entertaining.

To the first floor are two well-proportioned bedrooms, served by a modern family bathroom. Occupying the entire second floor is the impressive principal bedroom, benefiting from its own en-suite shower room and offering a private retreat away from the rest of the home.

Externally, the property enjoys off-road parking and an enclosed rear garden, ideal for outdoor dining, entertaining, or family enjoyment.

Combining generous living space with a sought-after location and the added advantage of no onward chain, early viewing is highly recommended to fully appreciate everything this property has to offer.

### Entrance Hall



Composite glazed entrance door. Laminate flooring with mat well. Radiator. Skimmed ceiling. Stairs to first floor landing.

### Cloakroom

PVC double glazed window to front. Skimmed ceiling. Vinyl flooring. Fitted close couple toilet with push button flush. Pedestal wash hand basin with tiled splash back. Radiator.

### Kitchen/Diner



PVC double glazed window to front. Skimmed ceiling. Recessed spot lights. Radiator. Vinyl flooring. Wall mounted mains gas central heating boiler. Fitted with matching range of base and eye level units with work surface over. Four ring gas hob with stainless steel gas hob and extractor hood over. Eye level oven and grill. Space for washing machine. Space for fridge/freezer.



### Lounge

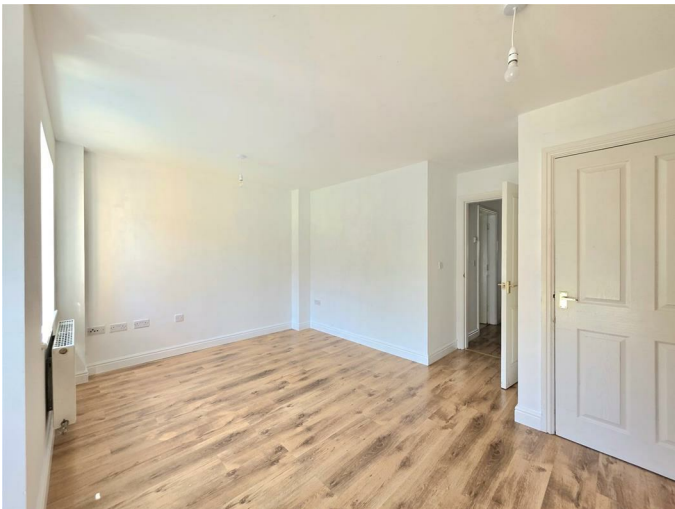


PVC double glazed French doors and window to rear. Skimmed ceiling. Laminate flooring. Two radiators. Build in under stairs storage cupboard.

### First Floor Landing



PVC double glazed window to front. Skimmed ceiling. Built in cupboard. Radiator. Stairs to bedroom 2.



### Bedroom 2



Two PVC double glazed windows to rear. Skimmed ceiling. Radiator. Laminate flooring.

### Bedroom 3



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

### Bedroom 1



PVC double glazed window to front. Skimmed ceiling. Loft access. Two radiators. Laminate flooring. Built in double door wardrobe with hanging rail and shelf. Built in airing cupboard with hot water cylinder.

### Bathroom



Skimmed ceiling. Recessed spot lights. Extractor fan. Vinyl flooring. Radiator. Fitted bath with mixer tap and shower attachment. Fitted close coupled toilet with push button flush. Pedestal wash hand basin with chrome taps.



## En-suite



Velux style window to rear. Skimmed ceiling. Recessed spot lights. Vinyl flooring. Shaver point. Extractor fan. Radiator. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome taps. Shower enclosure with glass sliding door and mains shower.

## Outside



The front of the property has a wall and foot path leading to the front door.

The rear garden is enclosed by timber fencing. Rear gated access. Laid to lawn with timber decked area. Outside cold water tap available.



## Property Postcode

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

## 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: Eon  
 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: Allocated parking space.  
 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

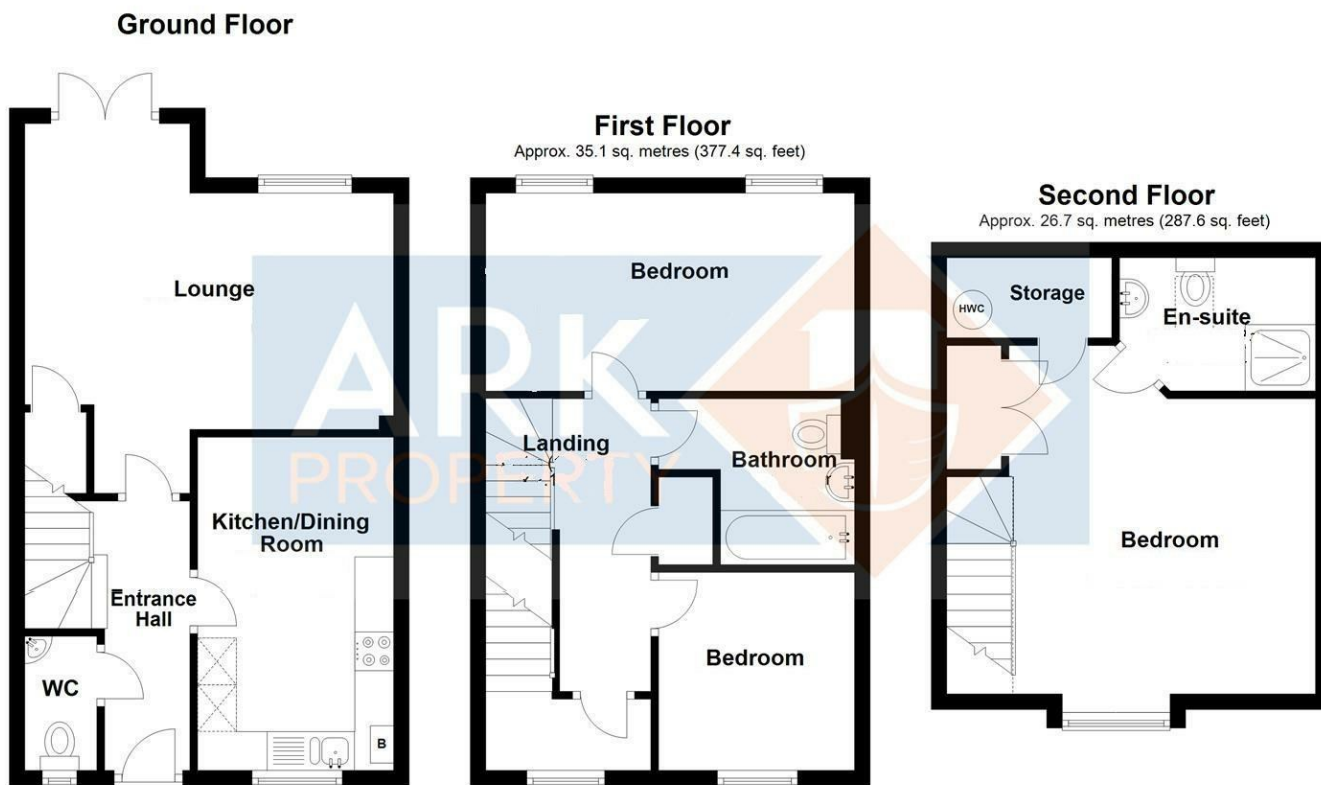
We can also offer full Financial and Solicitor services.

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

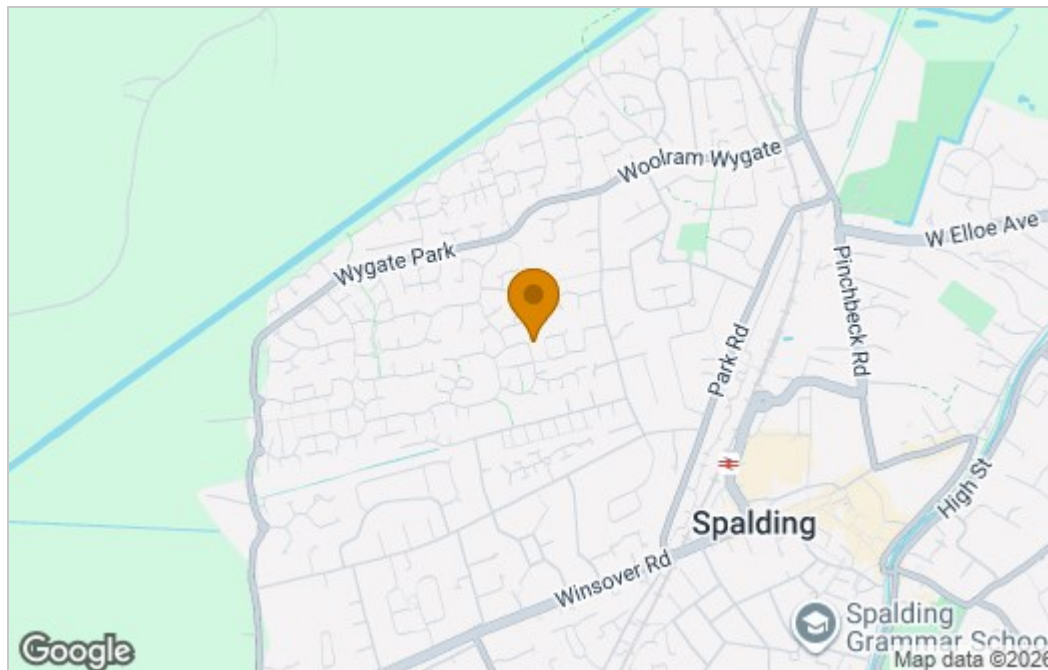
## Floor Plan



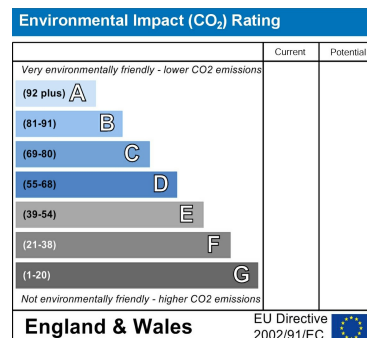
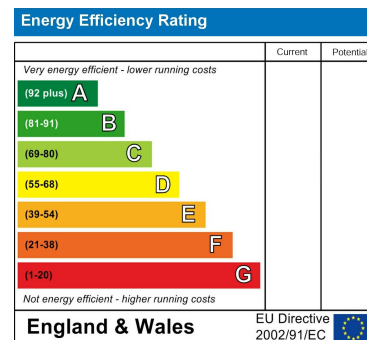
Total area: approx. 99.0 sq. metres (1065.8 sq. feet)

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

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

