ARK PROPERTY









33 Lancelot Way, Spalding, PE11 1JF

£165,000

- Garage in block with driveway
- Low maintenance rear garden
- Open plan downstairs
- Semi detached house
- Within easy access of the town centre
- Walking distance to local primary school
- Neutral decor throughout
- Register with Ark for all new listings

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Located just off St John's Road and within a short walk of the town centre, this well-presented two-bedroom semi-detached home is ideally positioned and would make a fantastic first step onto the property ladder.

The property is neutrally decorated throughout and offers a modern, practical layout. Upstairs are two good-sized bedrooms along with a well-appointed family bathroom.

Externally, the property benefits from off-road parking and a single garage located in a nearby block, while the low-maintenance rear garden provides a great space to relax and enjoy without the upkeep of a larger garden.

With its convenient location, modern feel, parking and garage, this is a property that offers plenty for a first-time buyer.

Get your viewing booked today!

Entrance Porch

Entrance door to front with glazed side panel. Opening to lounge/dining room.

Lounge 16'5" x 12'7" (5.01m x 3.84m)



Box bay window to front. Radiator. Stairs to first floor landing. Wood effect flooring. Archway through to kitchen.



Kitchen 6'9" x 10'9" (2.08m x 3.28m)



Window to rear. Door to rear. Matching range of base and eye level units with work surfaces over. Electric hob with extractor hood over. Built in oven and grill. Sink unit with drainer and mixer tap. Space and plumbing for washing machine. Space for fridge/freezer. Built in storage cupboard.



First Floor Landing



Doors to bedrooms and bathroom.

Bedroom 1 7'9" x 12'7" (2.37m x 3.84m)



Window to rear. Radiator. Air conditioning unit.

Bedroom 2 8'3" x 9'5" (2.54m x 2.88m)



Window to front. Radiator. Built in airing cupboard housing boiler.

Bathroom 7'1" x 5'6" (2.18m x 1.70m)



Window to side. Panelled bath with shower over and glass shower screen. Wash hand basin. Toilet. Wall mounted heated towel rail. Fully tiled walls.

Outside



The front of the property has a pathway leading to the front door. Gravel area to side.
The rear garden is enclosed by timber fencing. Raised lawn area. Extended patio area. Side timber gate.



Garage



Up and over door to front.

Property Postcode

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

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: Octopus
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: 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: D59

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

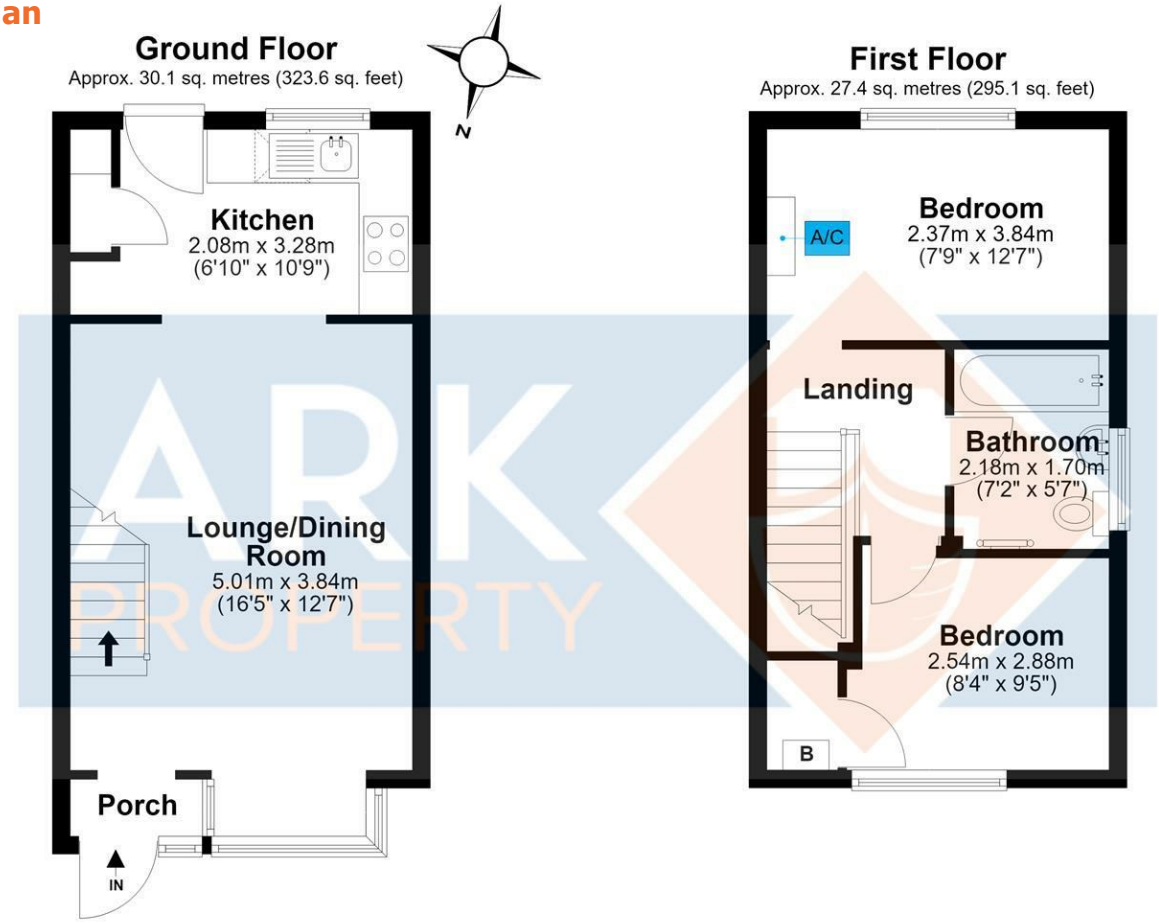
We can also offer full Financial and Solicitor services.

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.

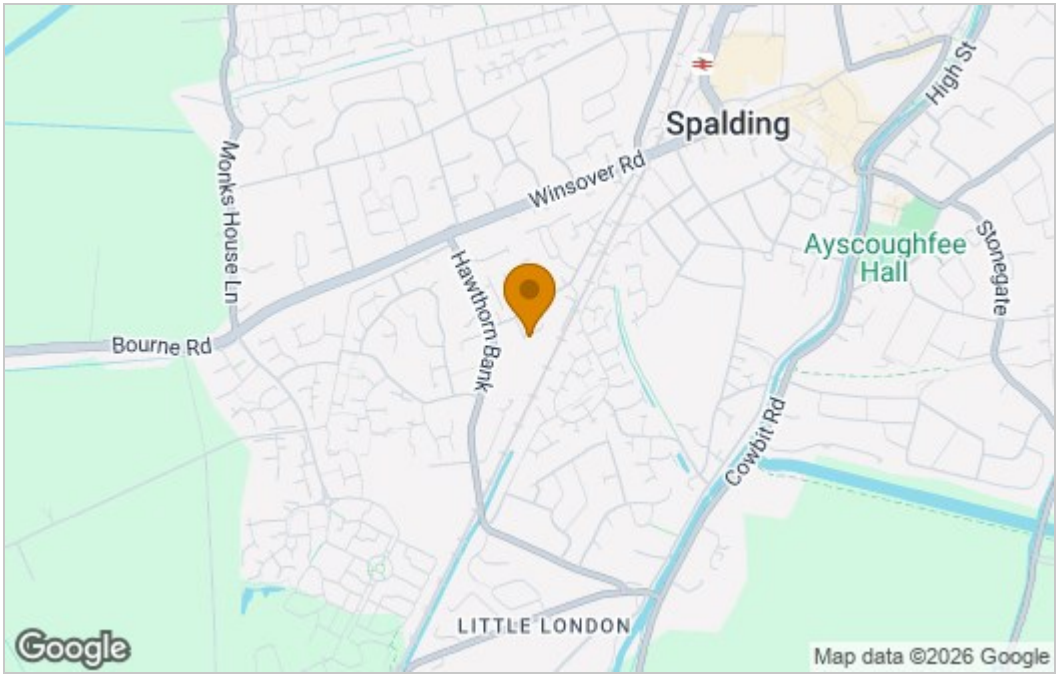
Floor Plan



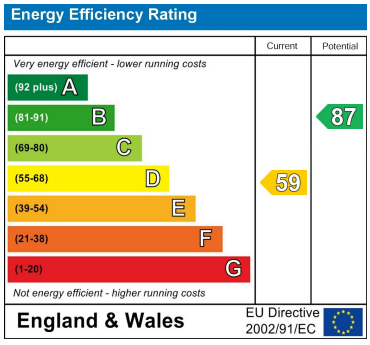
Total area: approx. 57.5 sq. metres (618.7 sq. feet)

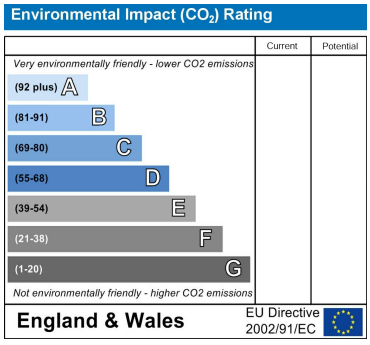
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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