



28 Ladywood Road, Spalding, PE11 2DA

£295,000

- Garage conversion
- Popular location of town
- Private rear garden
- Open plan kitchen diner
- Traditional Allison layout
- Well presented throughout
- Neutral decor
- Landscaped rear garden
- Must view to be appreciated
- SOLD BEFORE MARKETING

Sold Prior to Marketing

Situated in a popular area of Spalding, this traditional Allison designed home is conveniently located within easy reach of the town centre.

The property has undergone a full renovation throughout, including the conversion of the former garage, creating a beautifully presented home with a fresh, modern feel while retaining its traditional character.

Offering a lovely sense of warmth and space, this property would make an ideal family home.

A fantastic opportunity that clearly captured buyers' attention — sold prior to marketing.

Entrance Hall

Entrance door to front with glazed side panels. Radiator. Wood effect flooring.

Lounge

Window to front. Radiator. Carpeted.

Kitchen/Dining Room

Window to rear. French doors to rear. Radiator. Wood effect flooring. Matching base and eye level units with work surfaces over. Pantry cupboard with shelving. Under stairs storage cupboard. Sink unit with drainer and mixer tap. Electric hob with extractor over. Built in oven and grill.

Utility Room

Window to rear. Door to side. Base unit with worktop over. Space and plumbing for washing machine and tumble dryer. Radiator. Wood effect flooring. Space fridge/freezer.

Cloakroom

Window to side. Toilet. Wash hand basin. Radiator. Wood effect flooring.

Play Room

Window to front. Radiator. Carpeted.

First Floor Landing

Window to side. Doors to bedrooms and bathroom.

Bedroom 1

Window to front. Radiator.

Bedroom 2

Window to rear. Radiator. Built in airing cupboard.

Bedroom 3

Window to front. Radiator.

Bathroom

Window to rear. P shaped bath with taps and shower attachment over. Glass shower screen. Toilet. Wash hand basin.

Outside

The front of the property has a pathway leading to the front door. Lawn area. Gravel off road parking area. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing. Laid to lawn. Patio area. Established trees.

Property Postcode

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

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: C

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: 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: TBC

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.

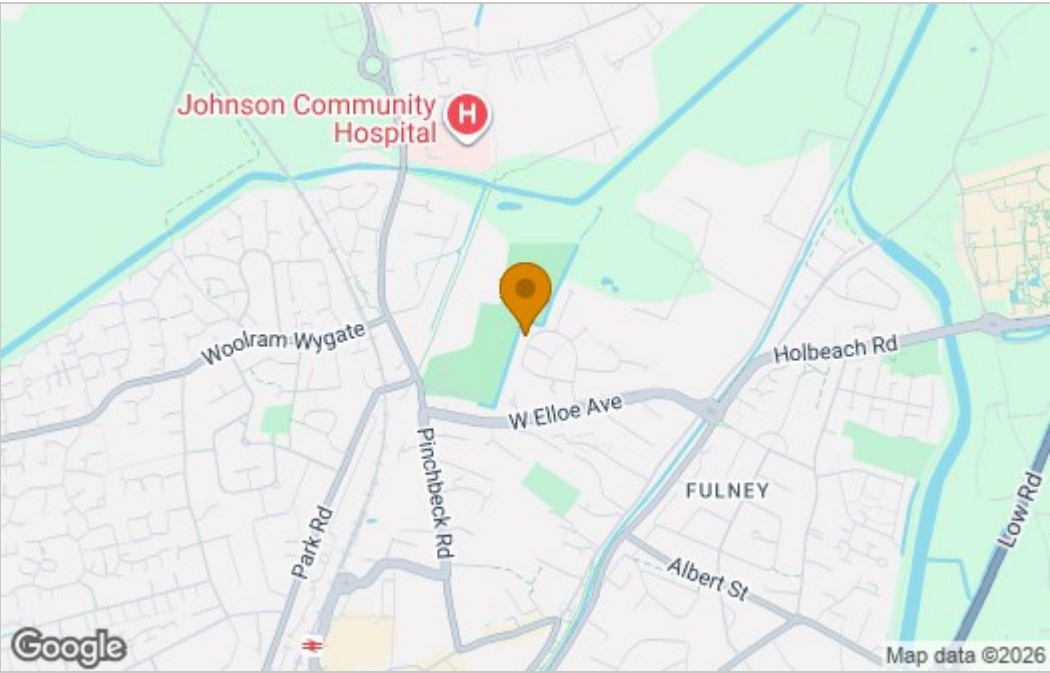
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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



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Energy Efficiency Graph

