ARK PROPERTY

20 St Annes Way, Spalding, PE11 3PN

£250,000

- Partial garage conversion
- Well presented throughout
- Conservatory to rear
- Popular location of Spalding
- 3 Bedrooms
- Good size rear garden
- Modern bathroom suite
- Detached chalet bungalow style
- Versatile design property
- Register with Ark for all new listings

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Situated on the popular Woolram Wygate estate, St Anne's enjoys an ideal location, conveniently placed for local amenities and with easy access to the town centre.

This beautifully presented property has recently undergone improvements and has been transformed into a charming three-bedroom detached chalet, complete with a conservatory overlooking a generous rear garden.

The vendors have done a fantastic job of updating the property, creating a tasteful and inviting home that is ready to be enjoyed.

We highly recommend an internal viewing to fully appreciate all that this lovely home has to offer.

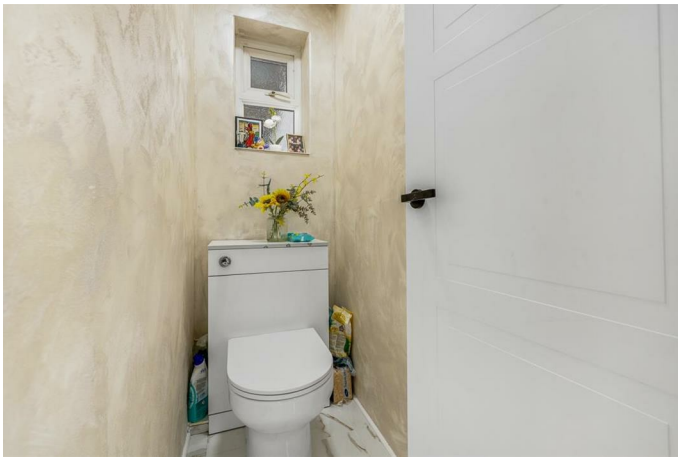
Entrance Hall 5'7" x 10'7" (1.71m x 3.24m)

PVC double glazed door and side panel. Radiator. Stairs to first floor landing.

Lounge 12'2" x 15'2" (3.71m x 4.64m)

PVC double glazed window to front. Radiator.

Cloakroom



PVC double glazed window to rear. Toilet.

Bathroom 5'4" x 7'5" (1.65m x 2.27m)

PVC double glazed window to rear. Panelled bath with electric shower over. Wash hand basin. Radiator.

Kitchen 7'10" x 12'9" (2.39m x 3.90m)

PVC double glazed windows and door to conservatory. Radiator. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Space for fridge/freezer. Electric hob with extractor fan over. Built in oven.

Conservatory 16'3" x 11'0" (4.96m x 3.36m)

Of brick PVC double glazed construction. French doors to side. Two radiators.

Bedroom 10'4" x 8'0" (3.17m x 2.45m)

PVC double glazed window to side. Radiator.

First Floor Landing
Access to eaves storage. Doors to bedrooms.

Bedroom 1 12'4" x 11'11" (3.77m x 3.64m)

PVC double glazed window to front. Radiator.

Bedroom 2 8'0" x 11'11" (2.46m x 3.64m)

PVC double glazed window to rear. Radiator.

Outside

The front of the property has a driveway leading to the garage. Lawn area. Gated access to the rear garden.
The rear garden is enclosed by timber fencing. Laid to lawn. Patio area.

Garage 5'1" x 8'2" (1.55m x 2.50m)
Partially converted. Up and over vehicular door. Power and light connected.

Property Postcode
For location purposes the postcode of this property is: PE11 3PN

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: EDF
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.
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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: E46

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.

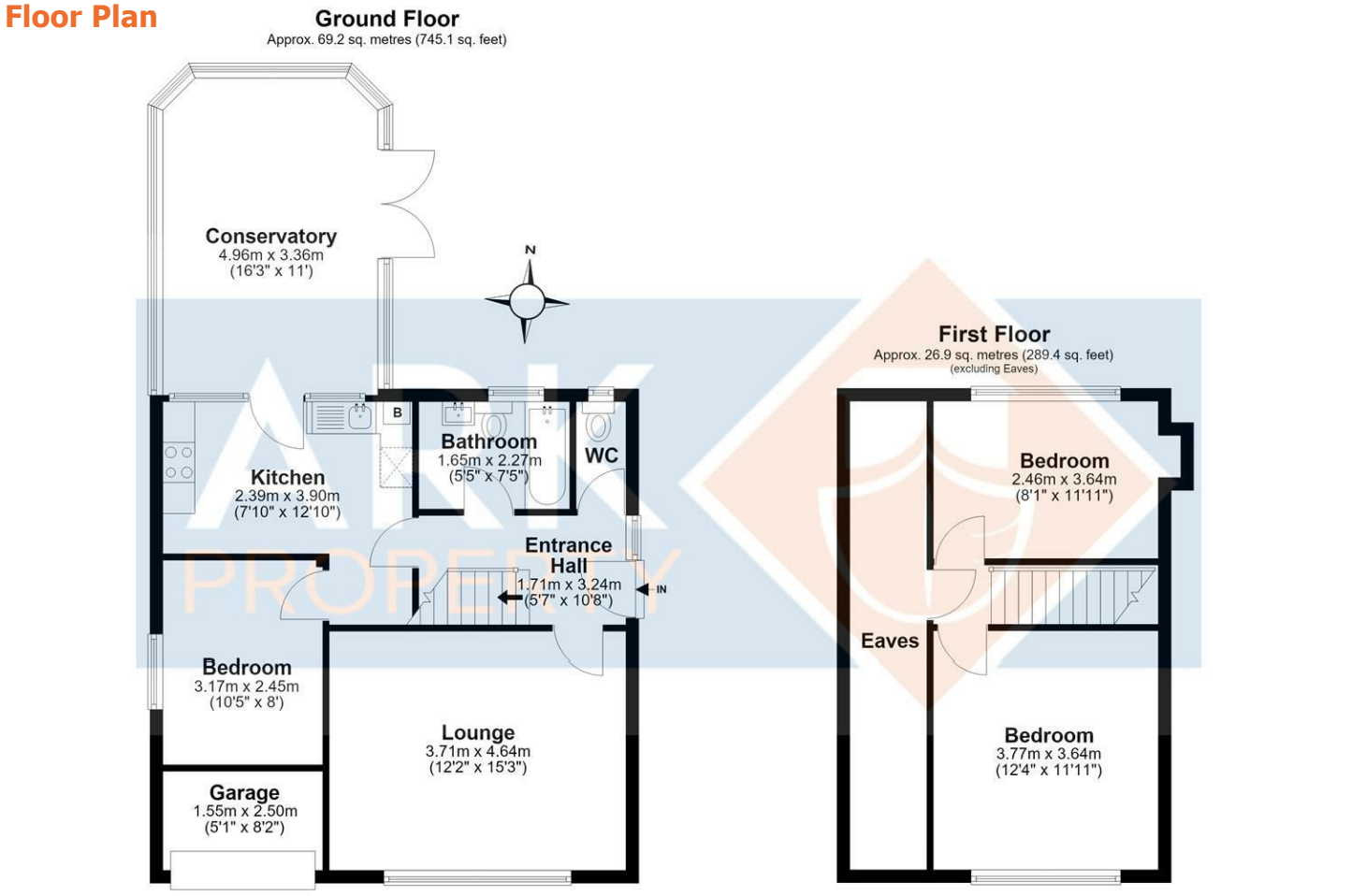
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

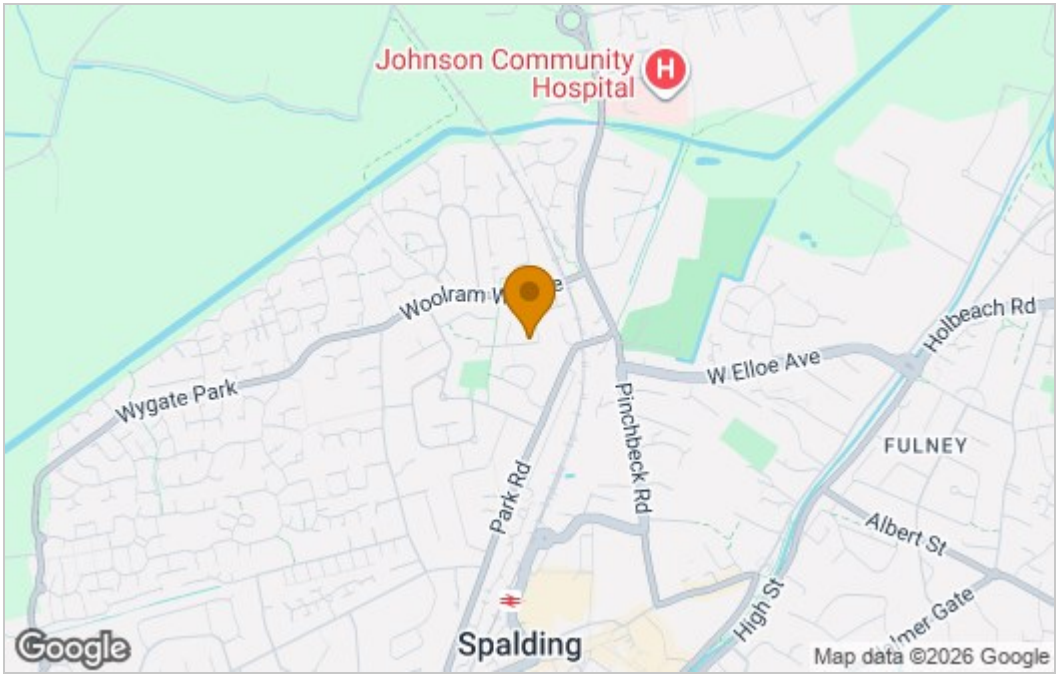
Floor Plan



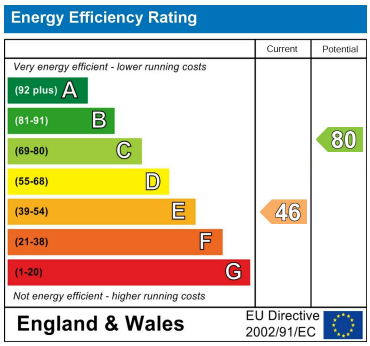
Total area: approx. 96.1 sq. metres (1034.5 sq. feet)

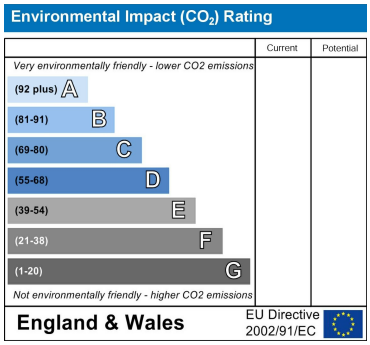
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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