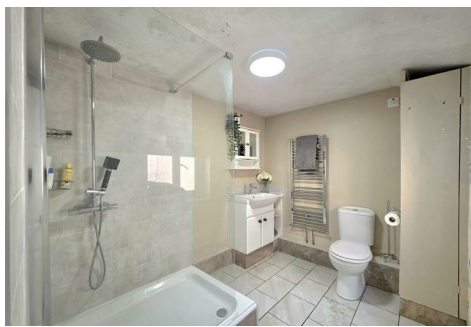




13 Spring Gardens, Spalding, PE11 2XL

£170,000

- Three-bedroom semi detached home
- Convenient town centre location in Spalding
- Lounge and separate dining room
- Kitchen and ground floor shower room
- Three bedrooms and first floor shower room
- Secure side gate, rear courtyard and enclosed garden

Situated on Spring Gardens in Spalding, this three-bedroom semi detached home enjoys a convenient town centre location, within easy reach of local amenities and facilities. The property offers well-proportioned accommodation, including a lounge, separate dining room, kitchen and shower room on the ground floor. Upstairs, there are three bedrooms and a further shower room. Externally, the property benefits from a secure side gate providing access to the entrance door and an enclosed rear courtyard garden, offering a private outdoor space. An ideal opportunity for buyers seeking a home close to the heart of Spalding.

Entrance Hall 3'10" x 5'10" (1.18m x 1.78m)

Entrance door to side, opening to kitchen and dining room.

Lounge 11'2" x 11'10" (3.42m x 3.61m)



French doors to front. Radiator. Wood effect flooring.

Dining Room 12'0" x 12'1" (3.66m x 3.69m)



Window to rear. Radiator. Wood effect flooring. Stairs to first floor landing.

Kitchen 9'9" x 7'8" (2.98m x 2.36m)



Window to side. Matching base and eye level units with work surfaces over. Tiled splash backs. Composite sink unit with drainer and mixer tap. Space for fridge/freezer. Space and plumbing for washing machine. Built in dishwasher. Radiator. Tiled flooring.



Shower Room 8'7" x 7'7" (2.62m x 2.33m)



Window to rear. Shower enclosure with rainfall head and hand held attachment. Toilet. Wash hand basin. Tiled walls. Tiled flooring. Wall mounted heated towel rail.

First Floor Landing 5'9" x 11'1" & 10'11" x 2'10" (1.77m x 3.39m & 3.33m x 0.87m)

Doors to bedrooms and shower room.

Bedroom 1 11'2" x 11'10" (3.42m x 3.61m)



Window to front. Radiator.



Bedroom 2 6'6" x 11'1" (2.00m x 3.39m)



Window to rear. Radiator.

Bedroom 3 8'0" x 6'11" (2.44m x 2.11m)



Window to rear. Radiator.

Shower Room 2'9" x 6'9" (0.84m x 2.08m)

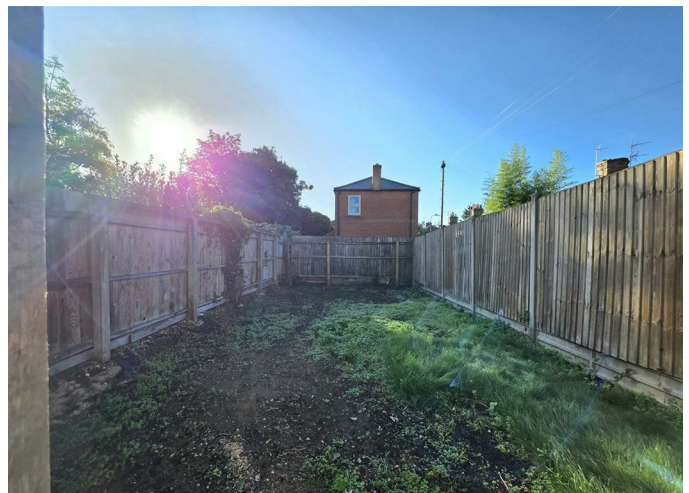


Window to rear. Shower enclosure with shower attachment. Toilet. Wash hand basin. Tiled walls. Tiled flooring. Radiator.

Outside



The rear garden is enclosed by timber fencing. Lawn area. Patio area.



Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Property Postcode

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

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: British Gas

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: On street parking

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: E52

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

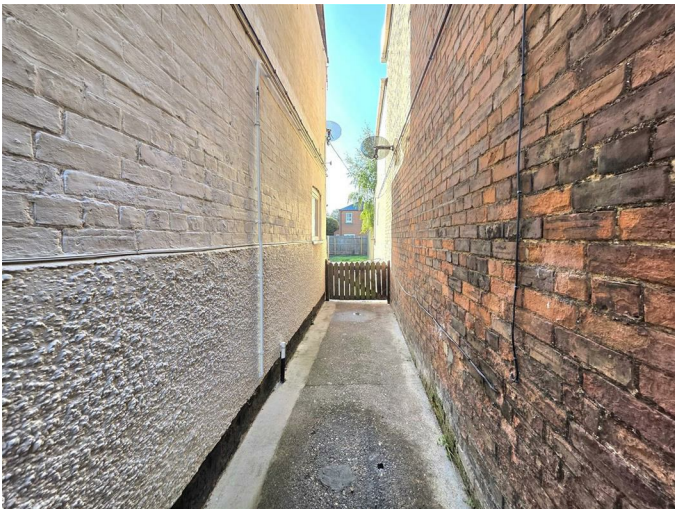
We can also offer full Financial and Solicitor services.

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.

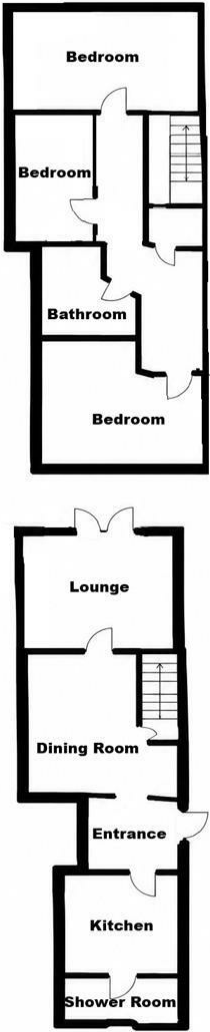
Disclaimer

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

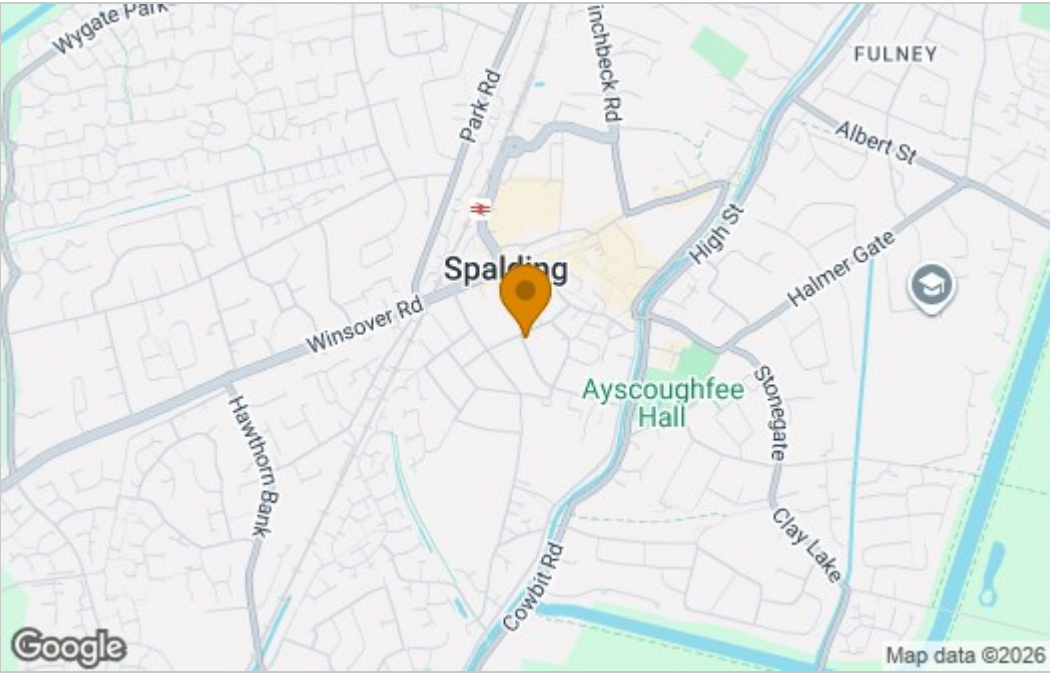
statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



Floor Plan



Area Map



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 firms 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 <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

