ARK PROPERTY









6 Neville Avenue, Spalding, PE11 2EH

£315,000

- Character and charm
- Established rear garden
- Off road parking and garage
- Well presented throughout
- Popular location of town
- Within easy access of the town centre
- Summer House to rear of the garden
- Great flowing house with tradtional layout
- Outbuildings providing more storage
- 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

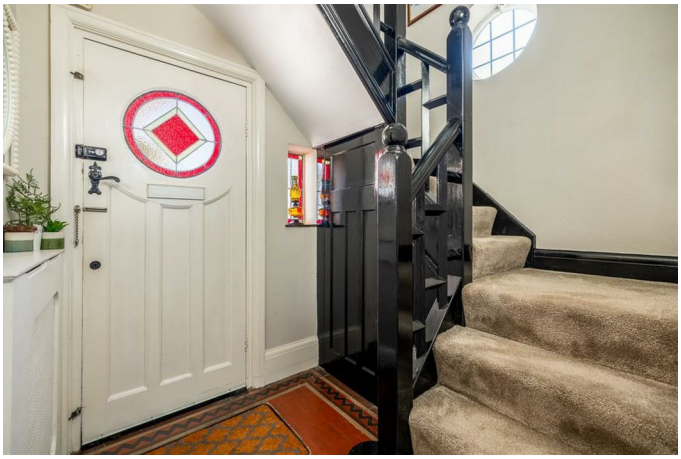
Full of character, charm and plenty of individuality, this delightful home is situated in a popular area of Spalding, just off Halmer Gate. Lovingly cared for by the current owner, the property has benefited from the restoration of many original features, creating a wonderful blend of traditional charm and homely appeal.

From the moment you step inside, the property offers a warm and welcoming feel, with a lovely flowing layout and plenty of interesting features and quirky touches throughout. Upstairs, you'll find three well-proportioned bedrooms, including two generous doubles and a traditional third bedroom, alongside a bathroom with a rather unusual throne-like toilet that really has to be seen!

Externally, the property continues to impress with a large, established garden, thoughtfully landscaped and divided into several distinct areas, offering plenty of space to relax, entertain and enjoy the outdoors. To the rear, a fantastic log cabin provides additional versatility and makes a wonderful feature of the garden.

A truly individual home with bags of personality, original charm and so much to offer. Early viewing is highly recommended to fully appreciate everything this lovely property has to offer.

Entrance Hall



Door to front. Window to front and side. Radiator. Stairs leading to first floor. Tiled flooring. Under stairs storage cupboard.

Lounge 12'5" x 12'11" (3.79m x 3.95m)



Bay window to front. Feature fireplace with coal effect gas fire. Radiator.



Dining Room 10'2" x 10'7" (3.11m x 3.24m)



Door to rear. 2 radiators.



Kitchen 12'11" x 12'11" (3.95m x 3.95m)



Window and door to rear. Matching range of base and eye level units with work surfaces over. Tiled splashbacks. Belfast sink unit with mixer tap. Small wash hand basin. Range style cooker. Integrated dishwasher. 2 radiators. Space for fridge/freezer. Tiled flooring.



First Floor Landing



Doors to bedrooms and bathroom. Loft access.

Bedroom 1 12'11" x 12'11" (3.95m x 3.96m)



Window to rear. Radiator. Range of fitted bedroom furniture.



Bedroom 2 12'5" x 12'11" (3.79m x 3.95m)



Window to front. Fitted double wardrobes. Radiator.



Bedroom 3 10'3" x 5'1" (3.13m x 1.55m)



Window to rear. Radiator.

Bathroom 6'7" x 5'3" (2.02m x 1.61m)



Window to rear. Fully tiled walls. Three piece suite comprising corner Jacuzzi bath with shower over and glazed screen. Wash hand basin with mixer tap. Toiler. Integrated storage cupboard. Vertical radiator/towel rail.

Cloakroom

Window to side. Toilet. Wash hand basin. Partially tiled walls.

Outside



To the front of the property there is a hedge with gravel driveway and block paved driveway. There is a gate providing access to the rear garden.
The rear garden has established trees and bushes. Lawn area. Patio area. Extensive stocked borders with a variety of shrubs, plants, flowers and bushes.

Cabin 9'8" x 9'3" (2.95m x 2.82m)



Window and door to front. Power and light connected. This could also be used as a work from home office.

Outbuilding 9'4" x 6'1" (2.87m x 1.87)



Door to front and side. Power and light connected. Boiler. Space and plumbing for washing machine.

Garage 12'11" x 9'6" (3.95m x 2.91m)

Up and over vehicular door. Power and light connected. Pedestrian door to rear.

Property Postcode

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

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: Octopus
Solar Panels: No
Other electricity sources: No
Water supply: East 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 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: D64

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.

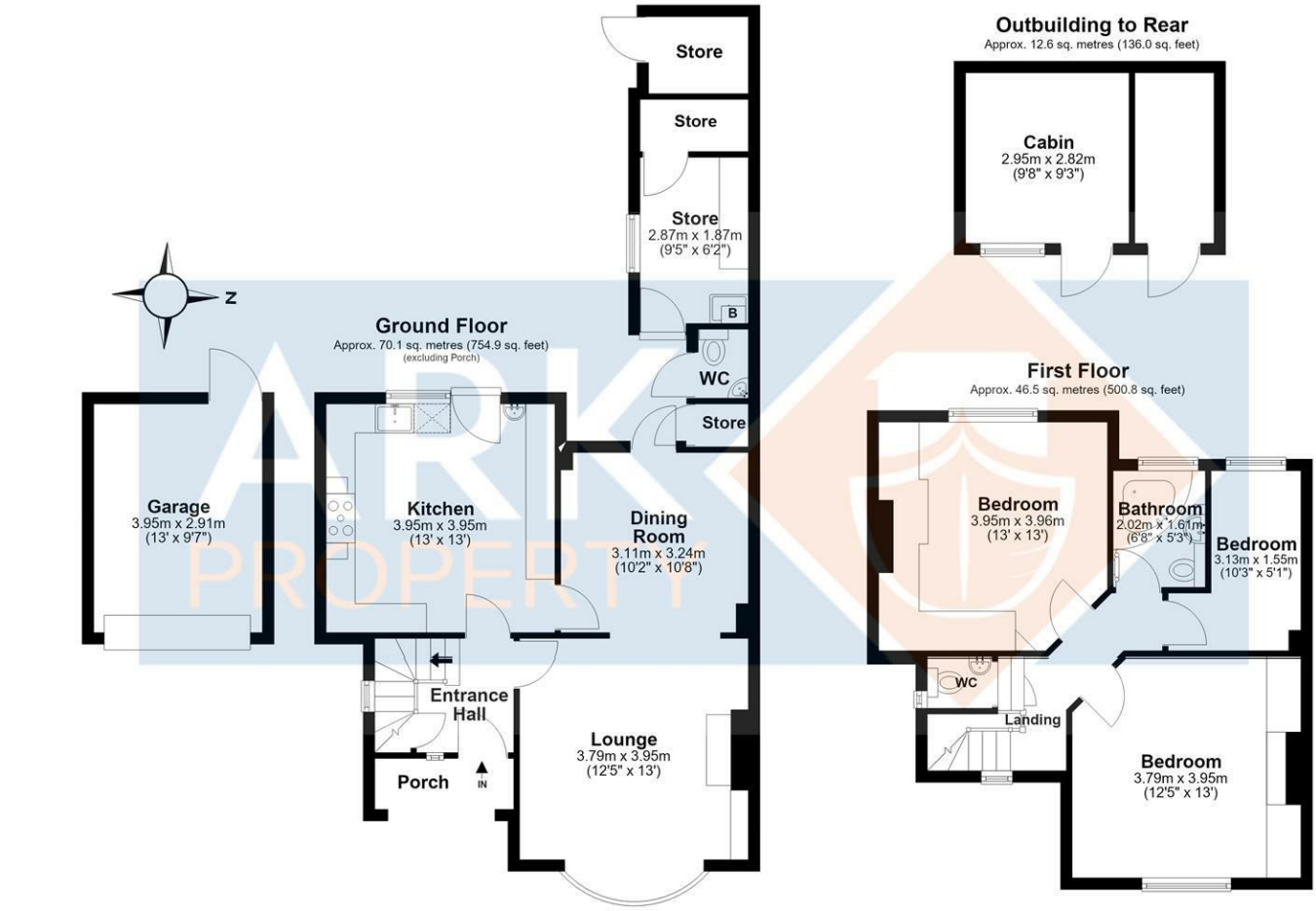
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

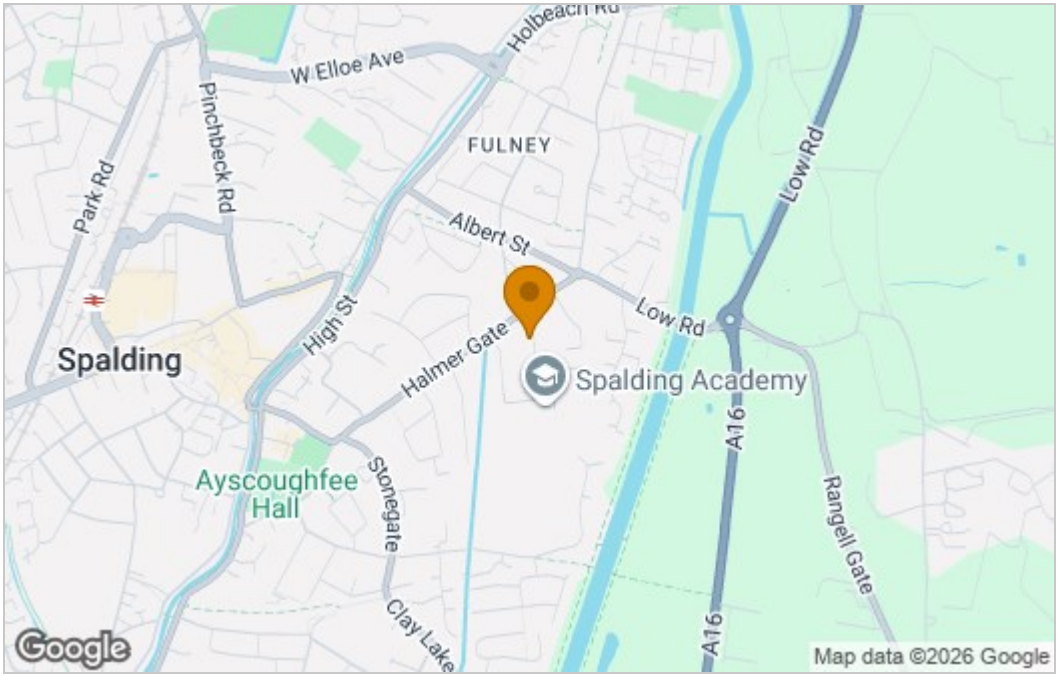
Floor Plan



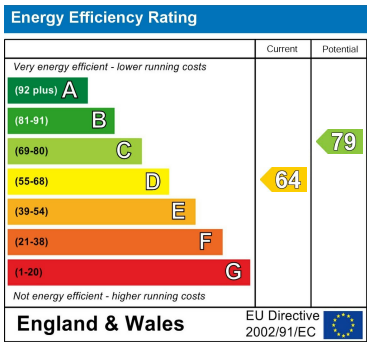
Total area: approx. 129.3 sq. metres (1391.7 sq. feet)

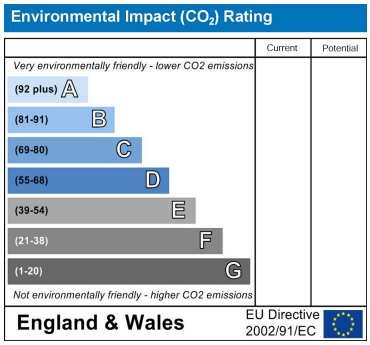
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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