ARK PROPERTY









50 West Elloe Avenue, Spalding, PE11 2BH

£365,000

- Distinctive 1920's detached four bedroom period home.
- Convenient central location within easy reach of Spalding town centre and amenities.
- Two reception rooms plus versatile additional family room/home office.
- Principal bedroom with en-suite and separate family bathroom.
- Recently installed Worcester Bosch boiler with Hive smart heating control system
- Driveway providing ample off-road parking.
- Enclosed private south facing rear garden, outside store room and further development potential (subject to relevant permissions).

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A Spacious Four Bedroom Detached Period Home in a Convenient Central Location

Situated on the popular West Elloe Avenue, this attractive detached period home offers generous and versatile accommodation, ideally positioned within easy reach of Spalding town centre and its wide range of amenities.

The accommodation briefly comprises an entrance hall, lounge, separate dining room and kitchen with pantry and cloakroom/WC. There is a valuable additional reception room off the dining room, offering excellent flexibility as a family room, games room or home office, with a useful utility room adjoining.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom.

Externally, the property benefits from a front driveway providing ample off-road parking, whilst to the rear is a south facing private/secluded enclosed garden and a useful outside store room/workshop, offering further potential for development or improvement, subject to the necessary planning and building consents.

An appealing and versatile family home combining period charm, generous living space and a convenient central location.

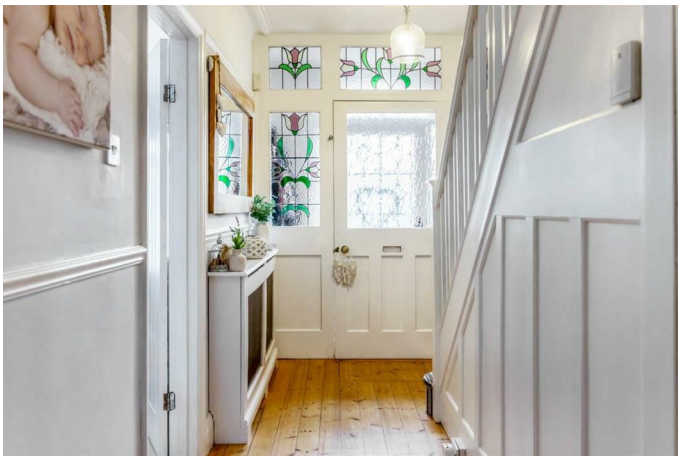
Entrance Porch



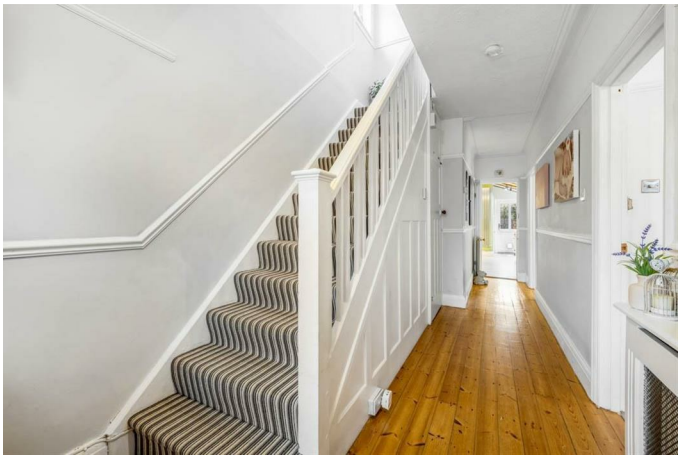
Entrance door with glazed side panels. Skimmed ceiling. Tiled flooring. Oak glazed door with glazed side panels leading to entrance hall.



Entrance Hall 15'1" x 7'0" (4.60m x 2.15m)



Coved and textured ceiling. Radiator. Wooden flooring. Stairs leading to first floor landing. Understairs storage cupboard with Worcester Bosch boiler and Hive controls.



Lounge 15'6" x 12'0" (4.73m x 3.66m)



PVC double glazed bay window to front. Coved ceiling. Radiator. Working fireplace with surround.



Dining Room 16'1" x 12'0" (max) (4.91m x 3.66m (max))



PVC double glazed French doors to rear courtyard. Coved and textured ceiling. Wooden flooring. Radiator. Working gas log burning display fire.



Family Room 17'6" x 9'8" (5.35m x 2.95m)



PVC double glazed window to front. Skimmed ceiling. Radiator.



Utility Room 5'10" x 10'4" (1.79m x 3.15m)



PVC double glazed window to side. Skimmed ceiling. Radiator. Tiled flooring. Fitted with a matching range of base and eye level units with work surfaces over. Tiled splashbacks. Space and plumbing for washing machine. Space for tumble dryer. Stainless steel sink unit with drainer and mixer tap.

Kitchen 10'0" x 18'6" (3.06m x 5.66m)



PVC double glazed window to side. PVC double glazed door to rear. Vaulted and skimmed ceiling with wooden beams. Spot lights. Radiator. Fitted with a matching range of base and eye level units with solid wooden work surfaces over. Tiled splashbacks. Integrated dishwasher. Space for fridge/freezer. Belfast sink with ceramic drainer and mixer tap. Space for Range style cooker.



Pantry

Pantry cupboard with PVC double glazed window to side, shelving, space for fridge/freezer. Tiled flooring.

Cloakroom



Coved and textured ceiling. Radiator. Tiled flooring. Toilet. Pedestal wash hand basin with mixer tap. Tiled splashbacks.

First Floor Landing 7'3" x 9'10" (2.21m x 3.02m)



PVC double glazed window to side. Coved and textured ceiling. Access to loft space.

Bedroom 1 22'7" x 9'8" (6.90m x 2.95m)



PVC double glazed window to rear. Skimmed ceiling. Radiator. Double door fitted wardrobe with hanging rail and shelving.

En-suite 6'0" x 6'4" (1.85m x 1.95m)



PVC double glazed window to front. Skimmed ceiling. Spot lighting Fully tiled walls. Tiled flooring. Heated towel rail. Fitted with a three piece suite comprising toilet. Circular wash hand basin set in vanity unit with built in storage. Shower enclosure with sliding doors, rainfall shower head and separate shower attachment.

Bedroom 2 12'4" x 13'2" (3.77m x 4.03m)



PVC double glazed window to front. Coved and textured ceiling. Radiator.



Bedroom 3 9'6" x 12'5" (2.91m x 3.79m)



PVC double glazed window to rear. Coved and textured ceiling. Radiator. Feature fireplace with surround.

Bedroom 4 7'1" x 8'1" (2.16m x 2.48m)



PVC double glazed window to front. Coved and textured ceiling. Radiator.

Bathroom 6'9" x 7'9" (2.07m x 2.38m)



PVC double glazed window to rear. Skimmed and coved ceiling. Spot lighting. Extractor fan. Fully tiled walls. Tiled flooring with under floor heating. Heated towel rail. Built in storage cupboard with slatted shelving. Fitted with a three piece suite comprising toilet. Wash hand basin set in vanity unit. Bath with mixer tap, shower screen, thermostatic shower with rainfall head and separate shower attachment.



Outside



The front of the property has a gravel driveway providing off road parking.
The private south facing rear garden is enclosed by timber fencing. Lawn area. Patio area. Gated courtyard garden. Brick built log store. Mature shrubs and trees. Outside power.



Outside Store/Workshop



Property Postcode

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

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.
Room measurements verified by the vendor.

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: D62

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.













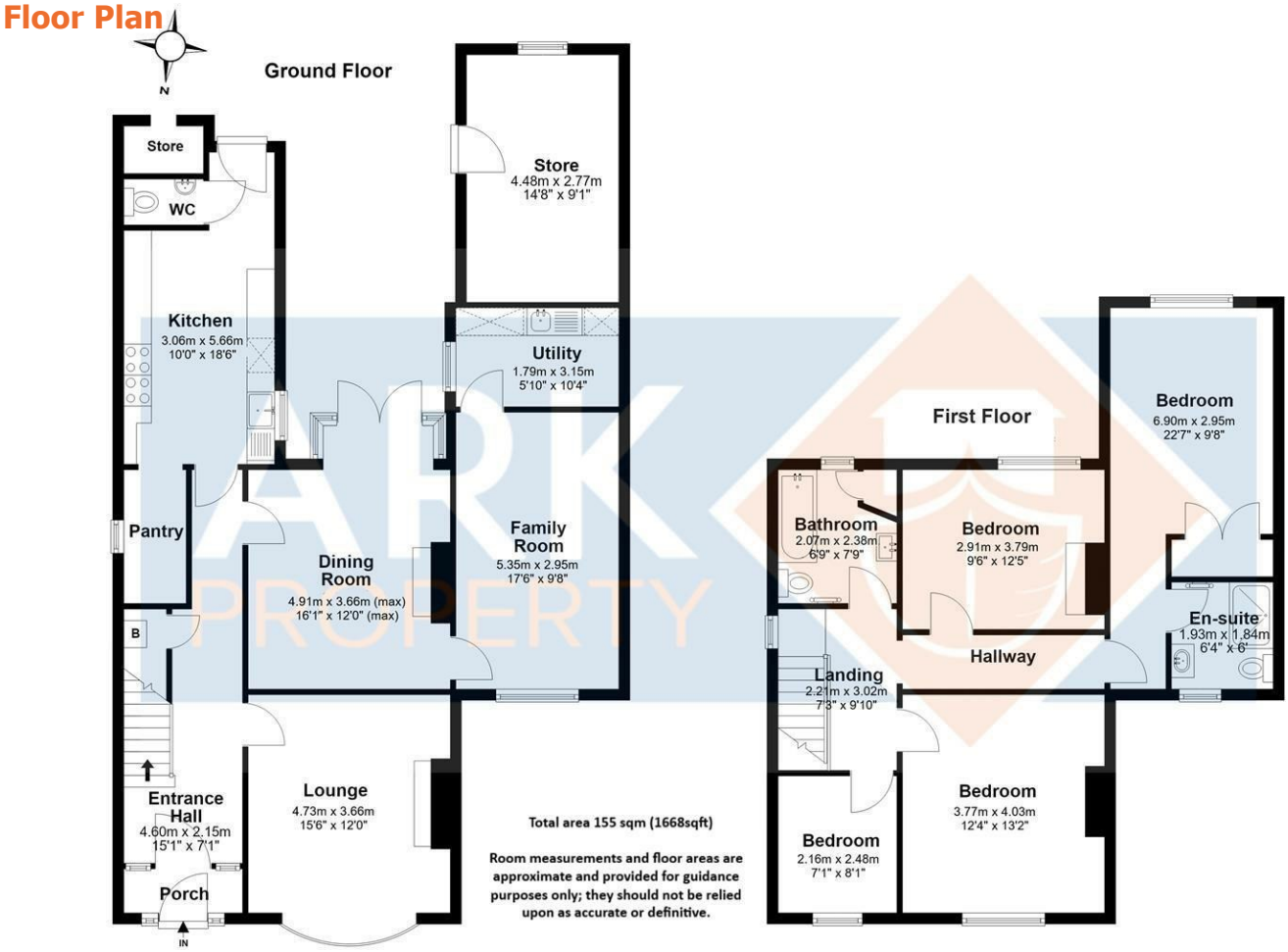






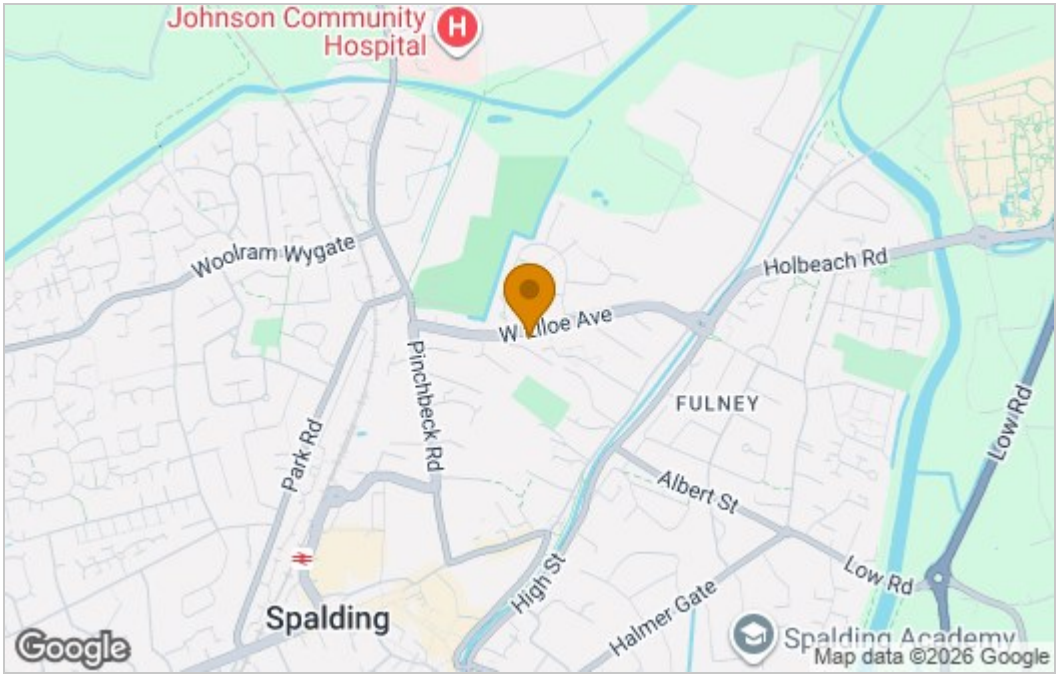


Floor Plan

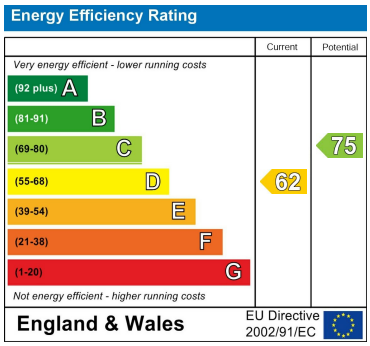


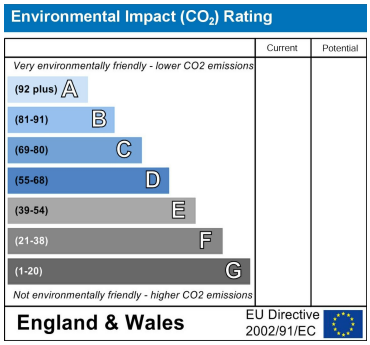
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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