



## **37 Salem Street, Spalding, PE11 4NQ**

**Guide Price £165,000**

\*\*\* DETACHED GARAGE TO THE REAR\*\*\* Two bedroom end terraced property located in the village of Gosberton. Gosberton is a village which is situated between the towns of Spalding and Boston. It has a selection of village pubs and local shops, including a post office, dentists and doctors, as well as a primary school. There are regular bus services to Spalding and Boston. The property benefits from having off road parking, single garage and fully enclosed rear garden. Comprising of living room, kitchen, two bedrooms and bathroom. Call today to get your viewing booked in!

**Living Room 14'6" x 13'5" (4.43 x 4.10)**

PVCu double glazed window to front aspect. PVCu double glazed door to side aspect. 2 Brand new eco energy efficient storage heaters with thermostatic smart programming. Cast iron multi fuel burner.



**Kitchen 9'10" x 8'4" (3.02 x 2.56)**

PVCu double glazed window to rear aspect. PVCu double glazed door to garden. Fitted with matching base and wall units with roll edge work surface over. Tiled splashback. Stainless steel sink and drainer with mixer tap over. Four ring electric hob with integrated oven under and extractor hood over. Space for washing machine and freestanding fridge freezer.

**First Floor Landing 7'6" x 5'2" (2.30 x 1.59)**

PVCu double glazed window to rear elevation. Coving to textured ceiling. Doors to bedrooms and bathroom.

**Bedroom One 11'1" x 10'0" (3.39 x 3.05)**



PVCu double glazed window to front and side elevation. Coving to textured ceiling. Brand new eco energy efficient storage heater with thermostatic smart programming. Built in wardrobe and built in over stairs storage cupboard with hot water cylinder and slatted shelving.

**Bedroom Two 8'3" x 7'9" (2.54 x 2.37)**



PVCu double glazed window to rear elevation. Brand new eco energy efficient storage heater with thermostatic smart programming. Coving to textured ceiling.

**Bathroom 5'1" x 6'5" (1.56 x 1.97)**

PVCu double glazed window to rear elevation. Coving to textured ceiling. Extractor fan. Fitted three piece suite comprising bath with chrome taps over and tiled splashback. Electric shower over with folding glass screen. Pedestal wash hand basin with chrome taps over. Toilet. Vinyl flooring. Wall mounted heater and courtesy light.

**Exterior**



Side gated access leading to the rear garden which is mainly laid to lawn with well stocked borders of bulbs, annuals and perennials. There is a patio seating area ideal for seating and entertaining. Timber garden room with glazed windows and doors. Rear gate leading to the parking area and courtesy door into garage.

### Garage 8'6" x 16'6" (2.61 x 5.03)



Block and brick constructed with pantile roof. Power and lighting. Electric up and over door.



### Property Postcode

For location purposes the postcode of this property is: PE11 4NQ

### Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D  
COUNCIL TAX BAND: B

### PLEASE NOTE:

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

### PLEASE NOTE:

Brand new eco energy efficient storage heaters with thermostatic smart programming. These are ran on economy 7

### 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

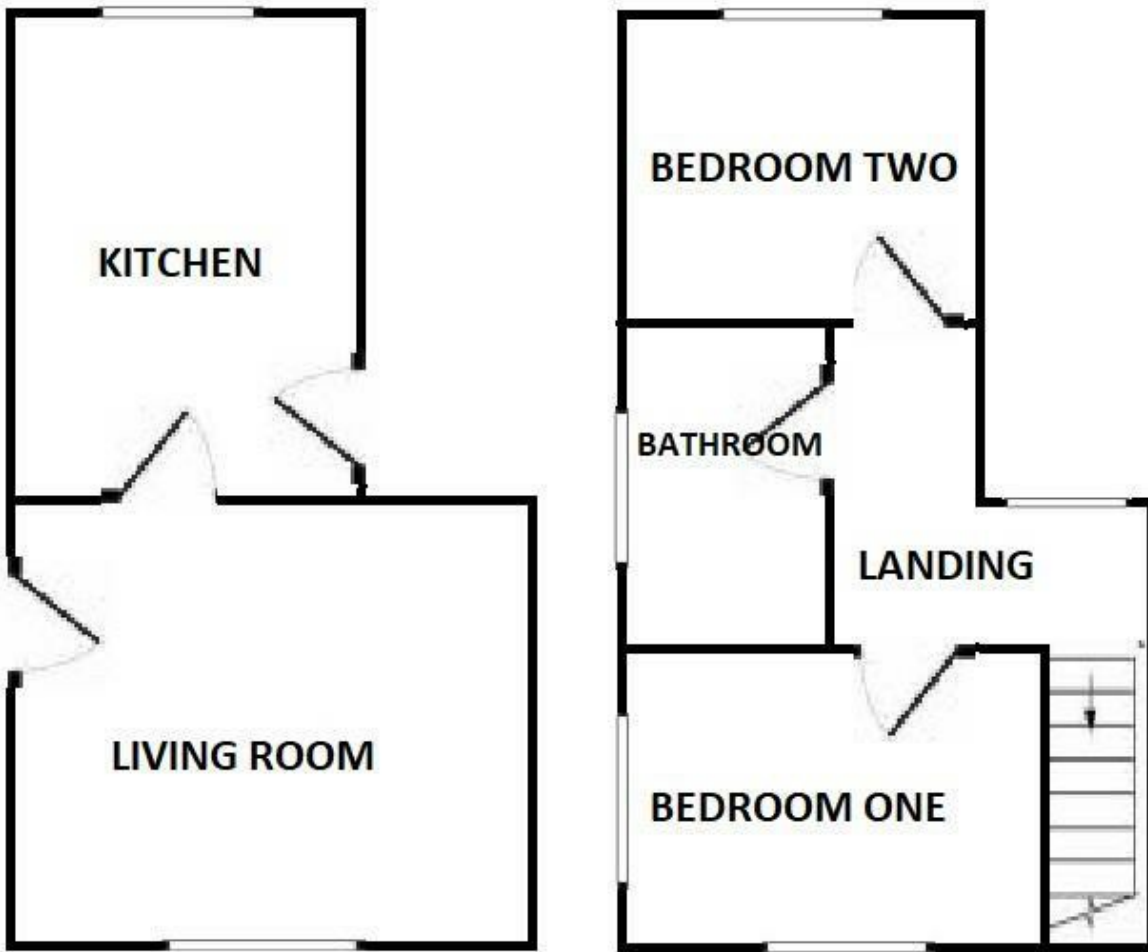
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### 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.

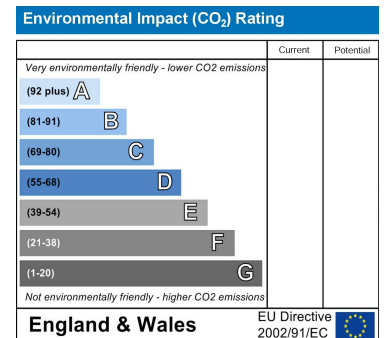
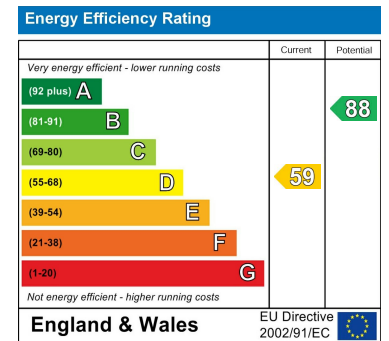
Floor Plan



Area Map



Energy Efficiency Graph



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