



## **16 St. Pauls Road, Spalding, PE11 2LU**

**Guide Price £200,000**

Looking for a property with NO ONWARD CHAIN? This three bedroom home offers flexible reception space and a generous garden too! Situated close to many local amenities and internally comprising entrance hall, lounge, kitchen diner with pantry, rear hall with W.C and a handy room that could be utilized as a home office or utility area. Upstairs there are three bedrooms and bathroom. Externally the property benefits from off road parking for multiple vehicles and has an enclosed rear garden with timber storage sheds. Contact Ark for more information.



**Entrance Hall 5'11" x 9'8" (1.82m x 2.95m)**



Composite glazed entrance door. PVCu double glazed window to side aspect. Laminate flooring. Radiator. Doors to lounge and kitchen.

**Lounge 14'1" x 15'5" max inc bay (4.30m x 4.72m max inc bay)**



PVCu double glazed window to front aspect. Coving to ceiling. Radiator. Laminate flooring. Open fireplace with slate hearth and exposed brick chimney breast.

**Kitchen Diner 17'3" x 9'3" (5.28m x 2.83m)**



PVCu double glazed window to rear aspect. Skimmed ceiling. Radiator. Vinyl flooring. Wall mounted mains gas central heating boiler. Fitted with a matching range of base and eye level units, roll edge work surfaces with tiled splashback. One and a half bowl stainless steel sink and drainer with chrome mixer tap over. Freestanding electric cooker. Space and plumbing for washing machine. Door to pantry 1.70m x 0.63m with window to side, concrete cold slab and shelving.

**Rear Hall 7'7" x 5'11" max (2.32m x 1.82m max)**

Composite glazed door to rear aspect. Skimmed ceiling. Laminate flooring. Built in meter cupboard.

**Cloakroom 2'3" x 5'5" (0.71m x 1.67m)**

Window to side aspect. Skimmed ceiling. Fitted toilet and wall mounted wash hand basin. Radiator. Vinyl flooring.

**Utility Area/Office 6'9" x 7'8" (2.07m x 2.34m)**



Window to front aspect. Radiator. Opening to under stairs storage space.

**Landing 6'5" x 7'11" (1.97m x 2.42m)**



PVCu double glazed window to side aspect. Dors to bedrooms and bathroom.

**Bedroom One 3.43m x 3.66m  
(0.91m.13.11mm x 0.91m.20.12mm)**



PVCu double glazed window to front elevation. Radiator. Built in cupboard with shelving. Carpeted.

**Bedroom Two 12'3" x 9'2" (3.75m x 2.80m)**



PVCu double glazed window to rear elevation. Radiator. Carpeted.

**Bedroom Three 8'9" x 8'2" max (2.68m x 2.51m max)**



PVCu double glazed window to front elevation. Radiator. Carpeted.

**Bathroom 5'1" x 7'4" (1.57m x 2.25m)**



PVCu double glazed windows to side and rear elevation. Skimmed ceiling. Radiator. Vinyl flooring. Fitted with a three piece suite comprising panel bath with chrome taps over and electric shower. Pedestal wash hand basin with chrome taps over and close coupled toilet.

**Outside**



There is a gravelled driveway to the front of the property providing off road parking for multiple vehicles and a path leading to the front door and around the property to the rear garden.

The rear garden is laid to lawn and enclosed by timber fence and hedging. There are two timber outbuildings and external lighting.

**Property Postcode**

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

**Additional Information**

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: A

**PLEASE NOTE:**

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

### **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.

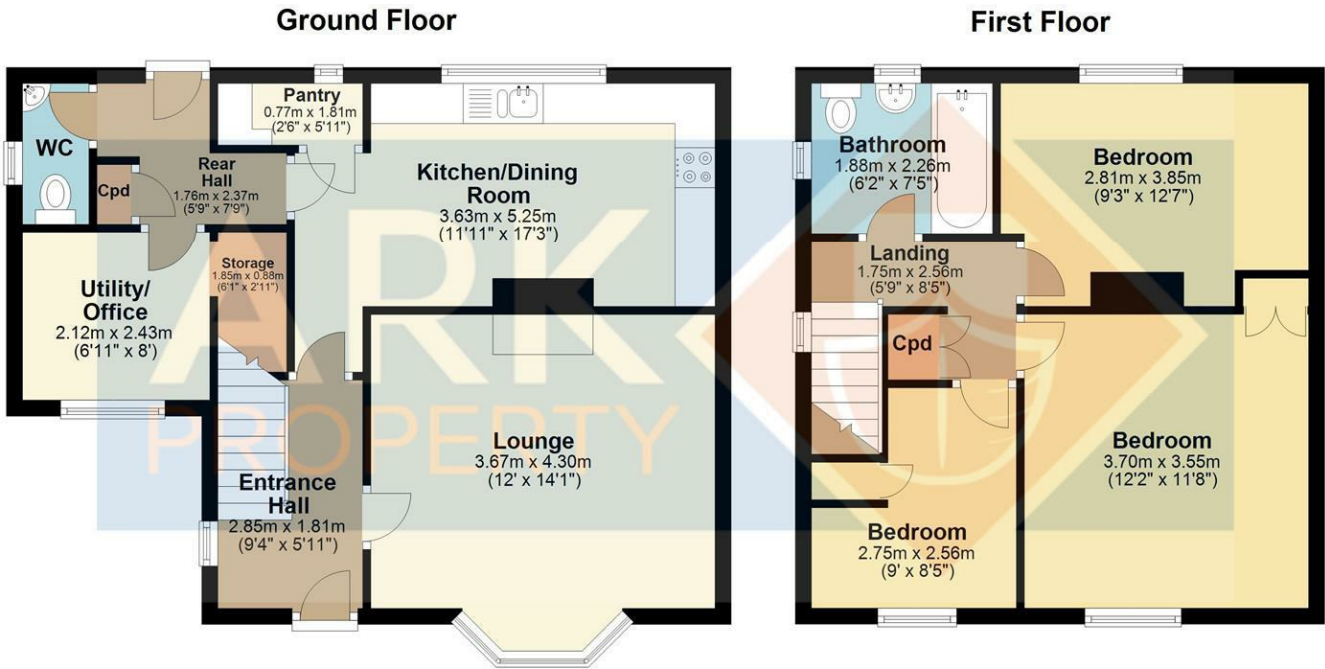
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **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.

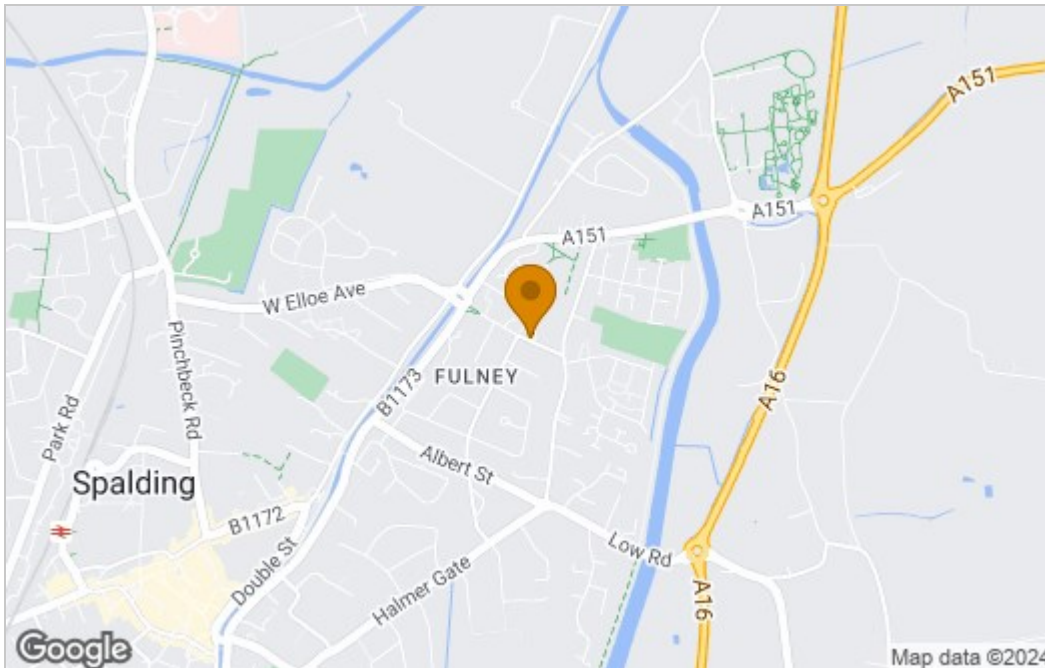


Floor Plan

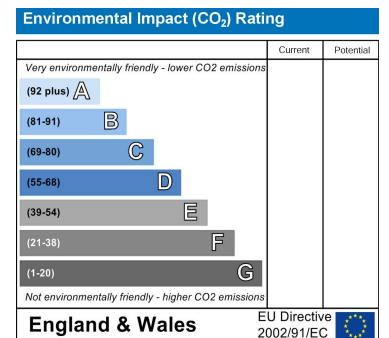
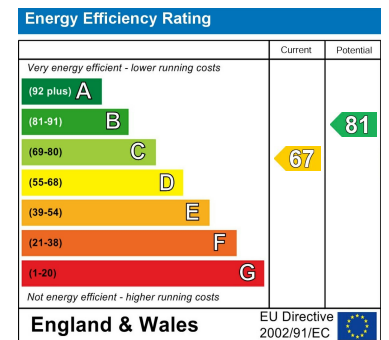


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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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