



Ashview Northgate, Spalding, PE11 3TB

£340,000

PERIOD CHARM! This FORMER VILLAGE shop has plenty of period charm and is set on a CORNER PLOT. Inside there is SPACIOUS and VERSATILE accommodation with FOUR DOUBLE bedrooms, upstairs and downstairs bathrooms, OFFICE, kitchen/diner, PLAYROOM. Outside there is an enclosed rear garden, WORKSHOP and GARAGE. Internal viewing is a must, call today.

Entrance Hall



Glazed composite entrance door to front, stairs to first floor landing with under stairs storage, electric consumer unit, arched openings to lounge.

Lounge 15'6" x 14'11" (4.72m x 4.55m)



PVCu double glazed windows to side and rear, radiator, cast iron fireplace.



Dining Room 14'11" x 12'11" (4.55m x 3.94m)



PVCu double glazed French doors to side, skimmed ceiling, Karndean flooring, radiator, exposed brick chimney with inset wood burning stove and tiled hearth.

Kitchen Diner



Kitchen 12'6" x 10'11" (3.81m x 3.33m)

PVCu double glazed window to rear, skimmed ceiling with recessed ceiling spotlights, vertical column radiator, Karndean flooring. Fitted with a matching range of base, eye level and island units comprising cupboards and pan drawers with soft close doors, with roll edge worktops and metro tiled splashback, four ring electric hob, twin ceramic Belfast sink with chrome mixer tap over, space and plumbing for dishwasher, integrated eye level oven and grill, integrated fridge freezer.

Dining Area 14'11" x 12'8" (4.56m x 3.87m)

PVCu double glazed window to front, skimmed ceiling, vertical designer radiator,

**Utility Room 20'5" x 7'5" (6.22m x 2.26m)**

PVCu double glazed window and door to rear. Fitted base and eye level units, stainless steel sink and drainer. Space and plumbing for washing machine, tumble dryer and fridge freezer.

Office 7'9" x 5'8" (2.36m x 1.73m)

Bathroom 6'1" x 5'9" (1.85m x 1.75m)



PVCu double glazed window to front, wall and floor tiling. Fitted with a three piece suite comprising 'P' shape bath with chrome mixer taps over, glass shower screen and chrome thermostatic shower riser with rainfall head and hand held attachment. pedestal wash hand basin and close coupled toilet with push button flush.

Landing



PVCu double glazed window to front, galleried half landing with further stairs to bedrooms and bathroom.

Bedroom One 15'6" x 14'11" (4.72m x 4.55m)



PVCu double glazed window to front, radiator, cast iron feature fireplace.



Bedroom Two 14'11" x 12'11" (4.55m x 3.94m)



PVCu double glazed window to side, radiator,

Bedroom Three 15'1" x 13'1" (4.60m x 3.99m)



PVCu double glazed window to front, radiator.



Bedroom Four 11'1" x 9'10" (3.40 x 3.00)



PVCu double glazed window to rear, radiator.

Bathroom 8'6" x 7'8" (2.59m x 2.34m)



PVCu double glazed window to rear, aqua board walls and ceiling, wall mounted heated towel rail, Karndean flooring. Fitted with a three piece suite comprising P shape bath with chrome mixer tap over and mains rainfall shower with handheld attachment, glass shower screen, close coupled toilet and ceramic wash hand basin with chrome mixer tap over and drawer storage under.



Outside

Front Garden

There is a generous gravel driveway to the front of the property providing off road parking for multiple vehicles and leading to the entrance door. Gated access leads to the wrap around rear garden.

Rear Garden

The rear garden wraps around the property and is perfect for entertaining. There is a combination of lawn, decking and artificial lawn areas with covered outdoor kitchen/barbecue area, there is a timber

shed and log store, brick built store and side door opening to single garage with workshop space behind.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: E

COUNCIL TAX BAND: E

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Ark Property Centre

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

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.

Property Postcode

For location purposes the postcode of this property is: PE11 3TB.

Viewing Arrangements

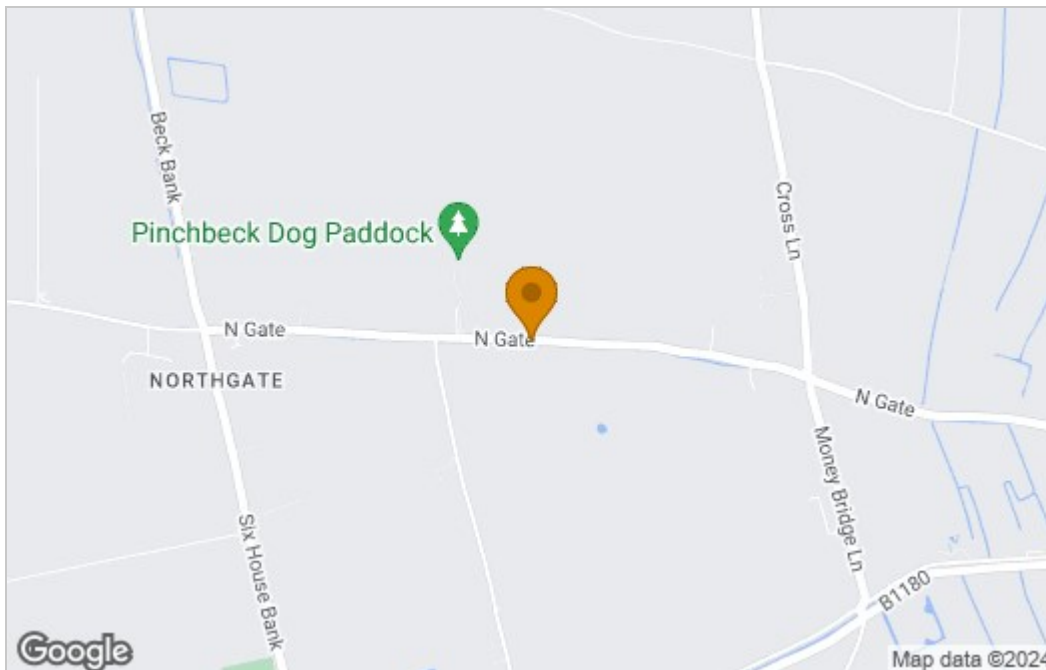
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Floor Plan

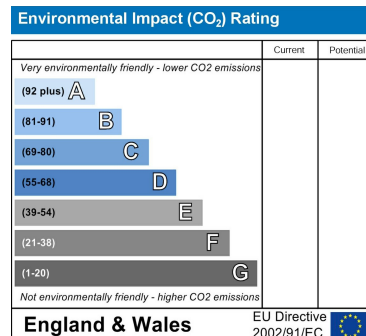
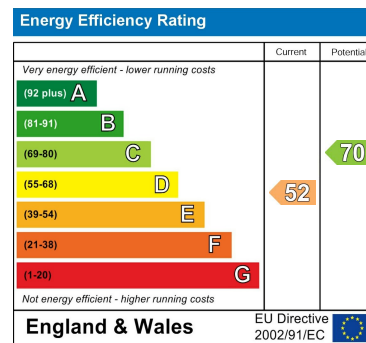


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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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