



32 Earlsfield, Spalding, PE12 6LE

£149,995

Discover this lovely home in the popular village of Moulton Seas End. Nestled amidst serene surroundings, this delightful three bedroom property awaits its new owner. Boasting a generously sized garden, ideal for the hot summer just around the corner. With a touch of tender care, this home promises to be transformed into your dream abode. Priced attractively at under £150,000, this opportunity is not to be missed. Schedule your viewing today and unlock the potential of this inviting sanctuary.

Entrance Hallway

Upvc window to side aspect with composite entrance door. Stairs to first floor landing. Radiator.

Cloakroom

Toilet. Wash hand basin.

Bathroom 5'4" x 4'11" (1.65 x 1.50)



Upvc window to rear aspect. Bath with shower over. Tiled flooring. Tiled walls. Radiator. Wash hand basin in vanity unit. Extractor fan.

Living Room 16'11" x 9'10" (5.16 x 3.00)



Two Upvc windows to front aspect. Carpeted. Radiators. Bt point. Television point.

Kitchen 12'11" x 10'2" (3.94 x 3.10)



Upvc window to rear aspect. Base and wall units with worksurface over. Composit sink with drainer. Vinyl flooring. Space for freestanding electric oven. Radiator. Space for fridge freezer and washing machine. Oil boiler. Airing cupboard housing water cylinder. Radiator.

Utility Room 10'7" x 6'9" (3.23 x 2.06)



Upvc door to side aspect. Upvc window to side aspect. Matching base and wall units with worksurface over. Carepted.

First Floor Landing

Upvc window to front elevation. Radiator. Loft access.

Bedroom One 13'10" x 9'10" (4.24 x 3.00)



Two Upvc windows to front elevation. Storage cupboard. Radiator.

Bedroom Two 13'10" x 10'2" (4.24 x 3.10)



Upvc window to rear elevation. Radiator.

Bedroom Three 9'10" x 6'11" (3.00 x 2.11)



Upvc window to rear elevation. Radiator. Television point.

Cloakroom

Upvc window to side elevation. Toilet.

Front Garden

Rear Garden



Property Postcode

For location purposes the postcode of this property is: PE12 6LE

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING:

COUNCIL TAX BAND:

HEATING: Oil

DRAINAGE:

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.

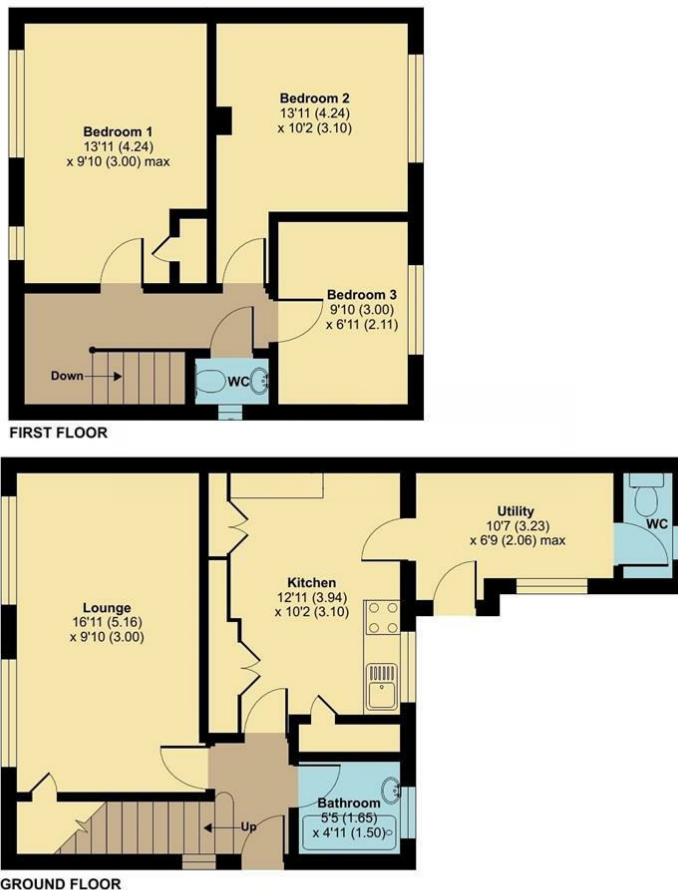
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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.



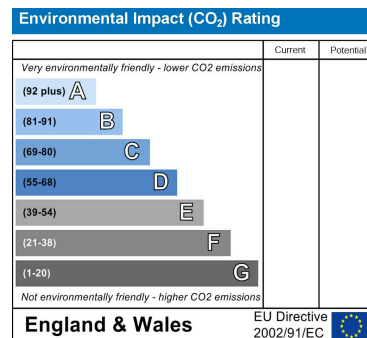
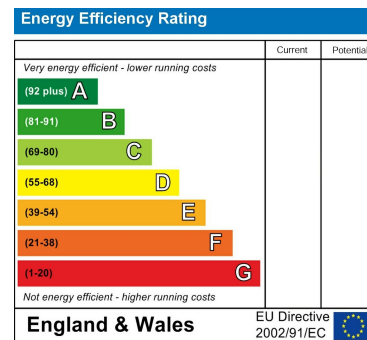
Floor Plan



Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

