



## **165 St Johns Road, Spalding, PE11 1JD**

**£179,995**

\*\*\* OFF ROAD PARKING \*\*\* Welcome to this charming three-bedroom end of terrace house, ideally located close to town and amenities. Nestled in a convenient location, this property offers both comfort and accessibility. The property has been well extended and adapted to make the living space more practical for modern living. There is now a good size refitted kitchen and access to all three bedrooms on the first floor off the landing. This lovely home also comes with the added bonus of off road parking to the rear. Contact Ark to arrange a viewing.



**Lounge Dining Room 20'8" x 12'11" (6.31m x 3.95m)**

A bright, open plan space that is flexible in it's layout and currently set up as a dining room to the front of the property with a lounge behind leading upstairs and on to the kitchen.

**Dining Room**



PVCu double glazed window and door to front, coving to ceiling, wooden flooring, radiator, cast iron fireplace with wooden surround and marble hearth.



**Lounge**



PVCu double glazed windows to side, coving to ceiling, wooden flooring, radiator, stairs to first floor landing with built in under stairs furniture.



**Kitchen Breakfast Room 9'11" x 12'10" (3.03m x 3.93m)**



Extended and refitted kitchen with door leading to the rear garden making this room ideal for entertaining. PVCu double glazed window and door

to side, coving to skimmed ceiling with recessed spotlighting, tiled flooring. Fitted with a matching range of base and eye level units, worktop space with tiled splashback and breakfast peninsula, four ring electric hob with stainless steel extractor hood over, 1 1/2 bowl composite sink and drainer with chrome mixer tap over, integrated dishwasher, integrated oven and grill, integrated microwave, space for American style fridge freezer.

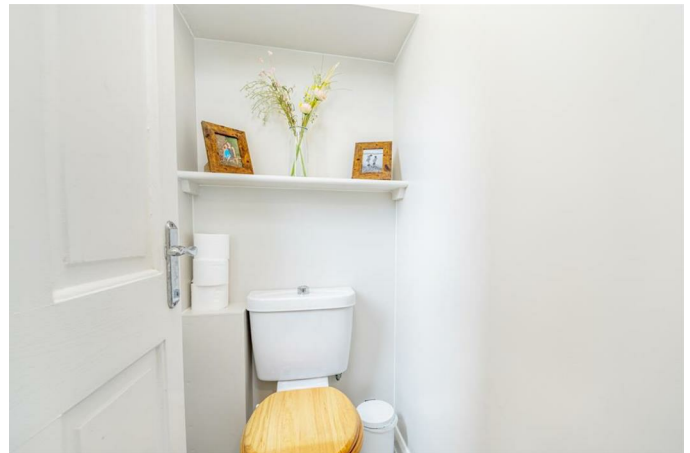


**Bathroom 7'10" x 7'7" (2.39m x 2.32m)**



A versatile utility space combining bathroom and laundry area. PVCu double glazed window to rear, tiled floor and walls, radiator, built in washing machine and tumble dryer area. Fitted with a two piece suite comprising panel bath chrome mixer tap over and shower attachment, pedestal wash hand basin with chrome taps over. Door to storage cupboard and door to WC.

**WC 2'11" x 4'10" (0.90m x 1.48m)**



PVCu double glazed window to rear, fitted close coupled toilet with push button flush.

**Storage Cupboard 4'1" x 4'10" (1.26m x 1.48m)**

With light and built in shelving with seat storage.

**Landing 10'2" x 5'3" (3.12m x 1.62m)**

Doors to bedroom one, two and three, built in airing cupboard.



**Bedroom One 10'0" x 13'0" (3.05m x 3.97m)**



PVCu double glazed window to front, radiator, twin built in wardrobes with double railings and shelving.

**Bedroom Three 10'0" x 6'5" (3.05m x 1.97m)**



PVCu double glazed window to rear, radiator.

**Bedroom Two 10'2" x 7'5" (3.11m x 2.27m)**



PVCu double glazed window to rear, coving to ceiling, radiator.

**Outside**



The front of the property is hard landscaped with minimal maintenance. There is side gated access to the South East facing rear garden which is enclosed by timber fence and mainly laid to lawn with planted borders and concrete patio seating area. There is gated access to the rear where there is off road parking for two vehicles.





### **Parking**

There is off road parking for two vehicles to the rear accessed off Lancelot Way. In the agents opinion there could be scope to build a small garage subject to relevant permissions.

### **Additional Information**

TENURE: Freehold with vacant possession on completion.

EPC RATING:

COUNCIL TAX BAND: A

HEATING: MAINS GAS

DRAINAGE: MAINS DRAINAGE

### **PLEASE NOTE:**

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

### **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.

### **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**

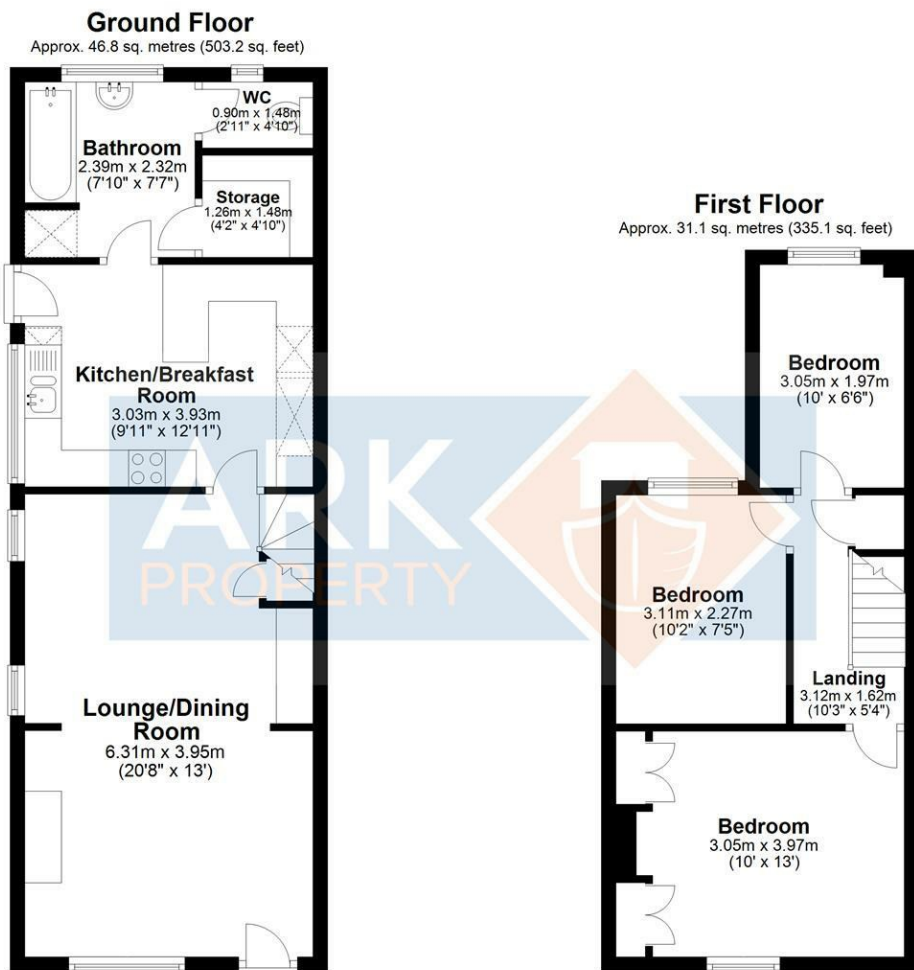
For location purposes the postcode of this property is: PE11 1JD.

### **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**



Total area: approx. 77.9 sq. metres (838.3 sq. feet)

**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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