



## **18 Kimblewick Lane, Spalding, PE11 3GY**

**£180,000**

\*\*\* No Onward Chain \*\*\* Experience some of Spalding's best countryside walks with this edge of Town semi-detached home. There's open field views and allotments to be found off Horseshoe Road and river walks along the Vernatt's Drain just a short walk or drive away. The property itself benefits from allocated off road parking, double glazing throughout and an enclosed and low maintenance rear garden. Contact Ark for more information.

**Hall 4'3" x 16'5" (1.32m x 5.02m)**



Glazed entrance door, coving to textured ceiling, laminate flooring, radiator, stairs to first floor landing. Doors to WC, kitchen and lounge.

**WC 3'4" x 6'1" (1.04m x 1.87m)**



Coving to textured ceiling, laminate flooring, radiator, extractor fan. Fitted close coupled toilet and wash hand basin with tiled splashback.

**Kitchen 8'10" x 7'8" (2.70m x 2.34m)**



PVCu double glazed window to front, coving to textured ceiling with recessed ceiling spotlights, vinyl flooring, radiator, fitted base and eye level units, roll edge work surfaces with tiled splashback, four ring gas hob with extractor hood over, stainless steel sink and drainer with chrome mixer tap over, space for fridge freezer, space for washing machine, wall mounted mains gas central heating boiler.



**Lounge Diner 17'8" x 16'0" (5.41m x 4.90m)**



PVCu double glazed window and French doors to rear, coving to textured ceiling, two radiators.



**Landing 10'11" x 7'11" (3.33m x 2.42m)**  
Coving to textured ceiling. Doors to bedrooms and bathroom.

**Bedroom One 8'9" x 13'10" (2.68m x 4.23m)**



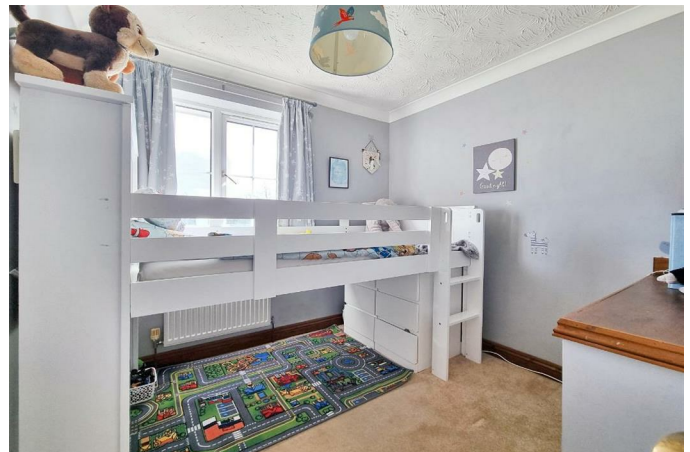
PVCu double glazed window to rear, coving to textured ceiling, radiator.

**Bedroom Two 7'10" x 10'11" (2.40m x 3.34m)**



PVCu double glazed window to front, coving to textured ceiling, radiator.

**Bedroom Three 8'2" x 7'6" (2.51m x 2.31m)**



PVCu double glazed window to front, coving to textured ceiling, radiator.

**Bathroom 5'6" x 6'5" (1.69m x 1.97m)**



PVCu double glazed window to rear, coving to textured ceiling, vinyl flooring, radiator, extractor fan, shaver point. Fitted panel bath with chrome mixer tap over and shower attachment, wash hand basin set in vanity unit with storage under and close coupled toilet.

**Outside**



The property sits toward the end of the Kimblewick Lane cul-de-sac, close to the children's play area and has two allocated off road parking spaces to the side. There is gated access to the low maintenance rear garden of gravel and patio seating areas, all enclosed by timber fencing. There is external lighting and cold water tap.



**Additional Information**

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: B

DRAINAGE: Mains

HEATING: Gas Central Heating

ANNUAL SERVICE CHARGE AMOUNT:

SERVICE CHARGE REVIEW PERIOD:

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 firm's 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.

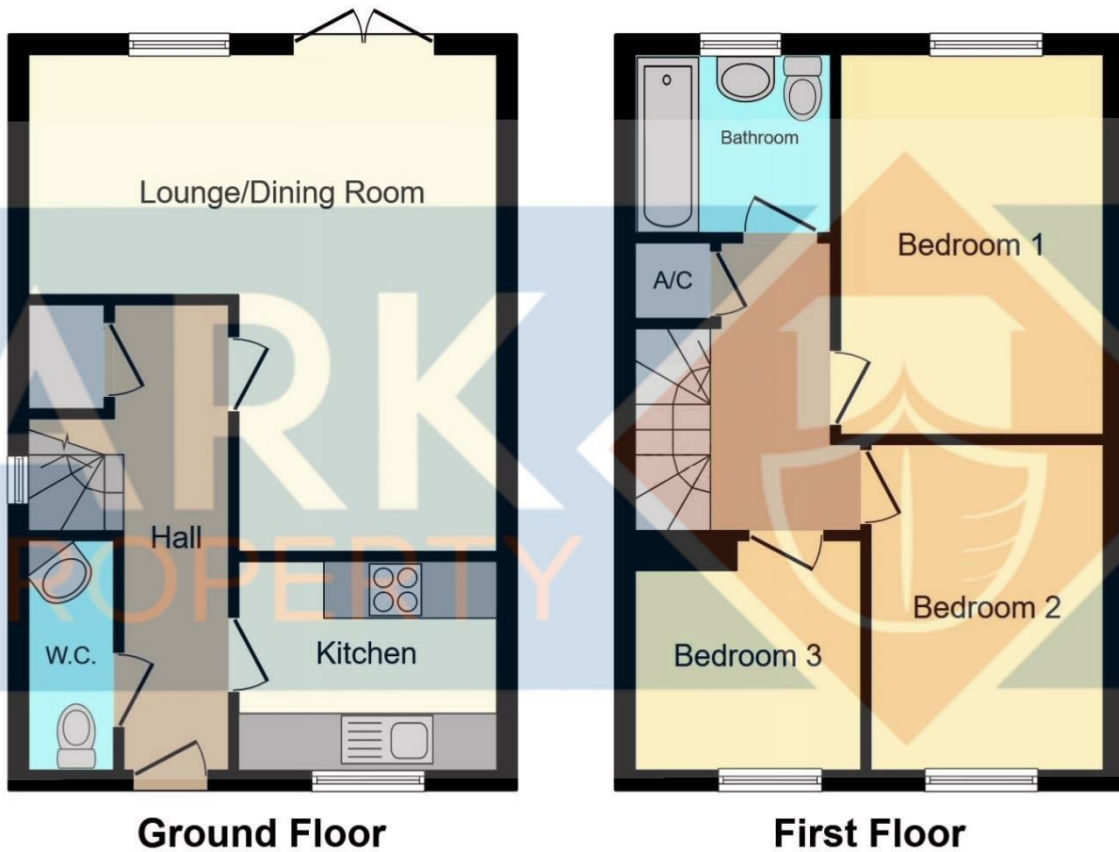
### **Property Postcode**

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

### **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



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### Area Map



These particulars, whilst believed to be accurate are set out as a 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

### Energy Efficiency Graph

