



151 Winsover Road, Spalding, PE11 1HE

£165,000

Embrace the opportunity with this detached property nestled in the heart of town. Featuring off-road parking, a garage, and spacious rooms, it's the perfect canvas for your modernization dreams. Don't miss out on this gem – schedule a viewing today before it's snatched up!"

Entrance Hall

Door to front with window above. Radiator. Understairs storage/pantry cupboard. Staircase to first floor landing. Carpeted.

Lounge 11'10" x 12'11" (3.63 x 3.96)



Bay window to front. Carpeted. Radiator.

Dining Room 10'4" x 9'10" (3.15 x 3)



Patio doors to rear aspect. Carpeted. Electric heater.

Kitchen Breakfast Room 11'3" x 16'8" (3.45 x 5.1)



Wooden windows to side and rear looking into conservatory. Matching wall and base units with worktop over. Space for cooker. Plumbing for washing machine. Stainless steel sink drainer. Space for fridge freezer. Breakfast bar and door leading into conservatory.

Conservatory 23'3" x 10'2" (7.09 x 3.12)

Wooden windows. Carpeted. Door to rear.

Cloakroom 0'7" x 5'8" (0.18 x 1.73)

Toilet. Wash hand basin. Plumbing for washing machine.

First Floor Landing

Window to rear elevation. Carpeted. Loft access. Airing cupboard.

Bedroom One 11'10" x 9'10" (3.63 x 3)



Window to rear elevation. Carpeted. Radiator.

Bedroom Two 9'10" x 11'5" (3 x 3.5)



Upvc window to front elevation. Carpeted. Radiator.

Bathroom 7'1" x 8'10" (2.16 x 2.7)



Frosted window to front elevation. Double corner shower. Wash hand basin. Toilet. Fully tiled walls. Boiler. Radiator.

Garage

Single garage door. Power and lighting.

Front Garden



Driveway to front for one vehicle and path leading to front door.

Rear Garden

Patio area, lawn area, well established plants and shrub areas creating a lovely space

Property Postcode

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

Verified Material Information

Tenure: Freehold
Council tax band: B - SHDC
Annual charge: None
Property construction: Brick
Electricity supply: None
Solar Panels: None
Other electricity sources: None
Water supply: Anglian Water
Sewerage: Mains Drainage
Heating: Gas Central Heating
Heating features: None
Broadband: As stated by Ofcom, standard, superfast and ultrafast is available in this area.
Mobile coverage: As stated by Ofcom, EE, Three, O2 and Vodaphone are all likely over Voice, Data and Enhanced Data inside and outside.

Parking: Driveway and Single Garge

Building safety issues: None

Restrictions: None

Public right of way: None

Flood risk: Yes

Coastal erosion risk: None

Japanese Knotweed: No

Planning permission: Unaware
Accessibility and adaptations: None
Coalfield or mining area: No
Energy Performance rating: E

Additional Information

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.

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.

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.

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

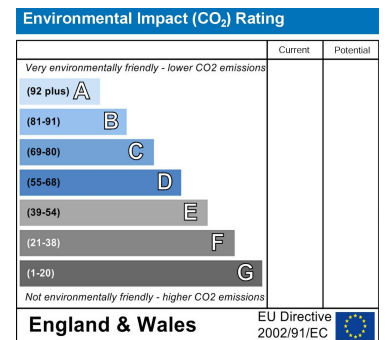
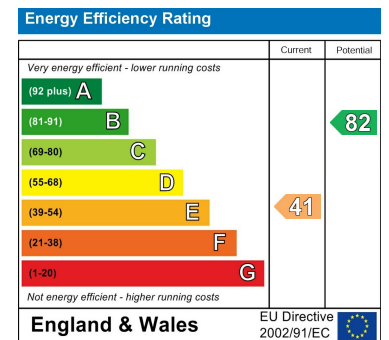


These Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate. These plans will not show the correct wall thicknesses, especially in older properties. We will aim to provide plans that are accurate and correctly represent the rooms within the property. We do not, however, provide any guarantees, warranty or representation as to the total accuracy and completeness of the floor plan. Anyone relying on the information provided in the property details (and floor plans) should conduct a careful, independent investigation of the property to determine the suitability of the property for their requirements. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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