



## **41 St. Pauls Road, Spalding, PE11 2LZ**

**£180,000**

Explore one of two recently built homes (CIRCA 2019 ) conveniently situated within a short stroll from the town centre. This modern three-bedroom residence is a true standout, showcasing delightful brickwork and well-proportioned rooms, making it a delightful discovery. Does it work for you ? Give us a call

### Entrance Hall



Upvc door to front aspect. Tiled flooring. Spot lighting. Radiator. Stairs to first floor landing with understairs storage space under.

### Cloakroom



Wash hand basin. Part tiled splashback. Toilet. Tiled flooring. Radiator.

### Kitchen Breakfast Room 11'9" x 7'6" (3.60 x 2.31 )



Upvc window to front aspect. Range of base and wall units with work top over. Plumbing and space for washing machine. Sink drainer with mixer tap over. Gas oven and hob with extractor over. Integrated fridge freezer. Spot lighting. Radiator.

### Lounge Diner 13'10" x 15'4" (4.24 x 4.69)



Upvc window and French doors to rear garden. Cupboard. Carpeted. Spot lighting. Television point. Radiator.

### First Floor Landing



Loft access and access to all bedrooms and bathroom.

### Bedroom One 15'4" x 8'2" (4.69 x 2.50)



Upvc window to front elevation. Television point. Radiator. Carpeted.

**Bedroom Two 10'2" x 7'6" (3.10 x 2.30)**



Upvc window to rear elevation. Carpeted. Radiator.

**Bedroom Three 10'2" x 7'5" (3.10 x 2.28)**



Upvc window to rear elevation. Carpeted. Radiator.

**Bathroom 7'0" x 4'0" (2.14 x 1.23)**



Upvc window to side elevation. Bath with shower over. Wash hand basin with vanity unit under. Toilet. Fully tiled. Extractor fan. Heated towel rail.

**Front Garden**



Overlooking green area to the front with steps up to the front door.

**Rear Garden**



Step out the patio doors onto the patio leading to the lawn area. The rear garden is fully enclosed with fence panelling and a side gate. Currently using parking on the driveway next to number 39 St Pauls road at the owner of number 39 discretion.

**Property Postcode**

For location purposes the postcode of this property is: PE11 2LZ

**Verified Material Information**

Tenure: Freehold  
Council tax band: B - SHDC  
Annual charge: None  
Property construction: Brick  
Electricity supply:  
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: No parking available.  
Building safety issues: None  
Restrictions: None  
Public right of way: None  
Flood risk: Yes

Coastal erosion risk: No  
Japanese Knotweed: No  
Planning permission: Unaware  
Accessibility and adaptations: No  
Coalfield or mining area: No  
Energy Performance rating: B

### **Additional Information**

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.

### **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.

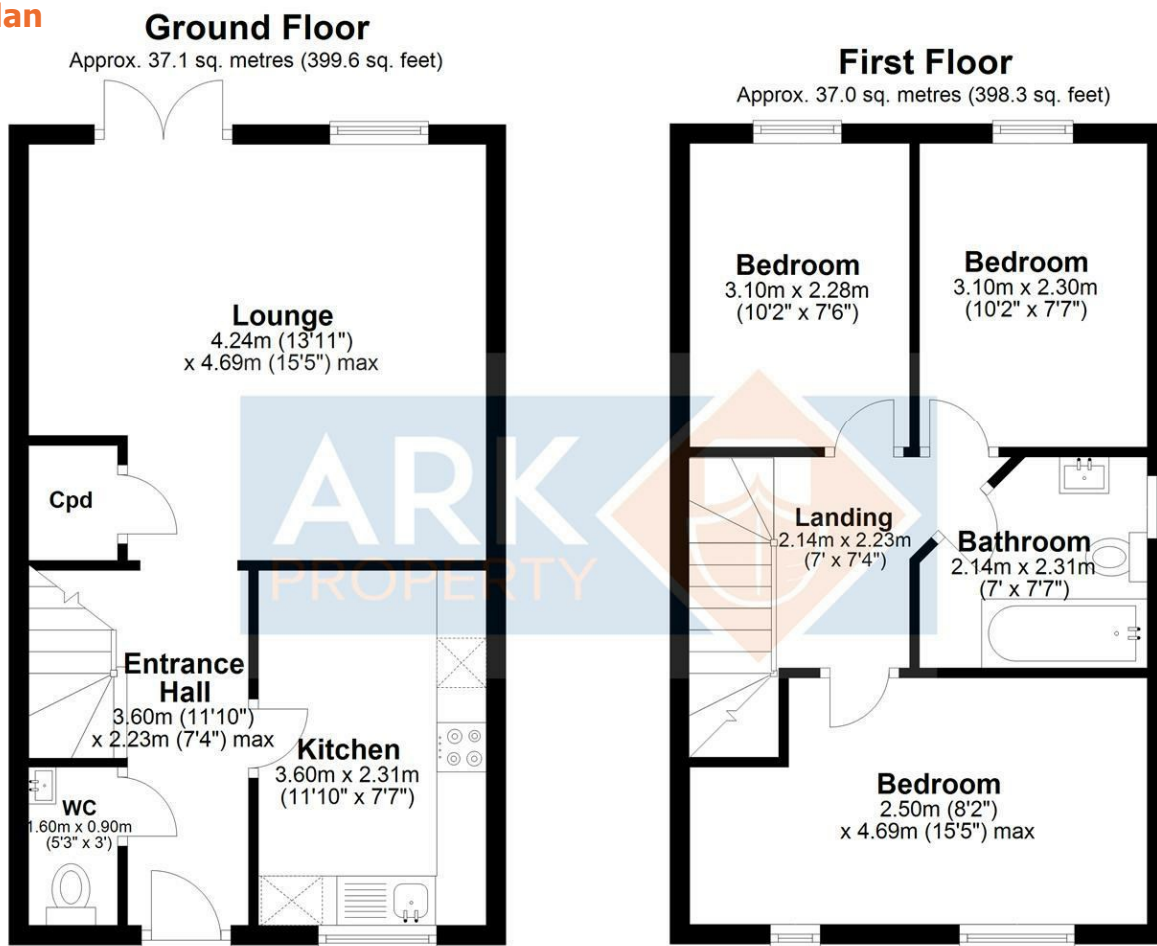
### **Viewing Arrangements**

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.

### **Disclaimer**

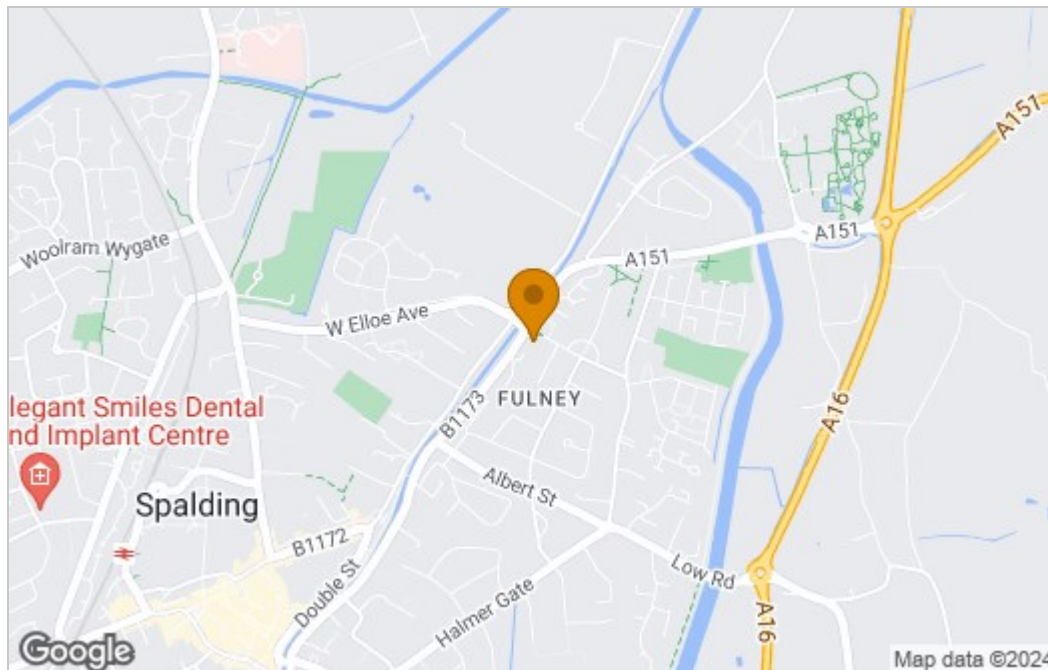
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**Floor Plan**

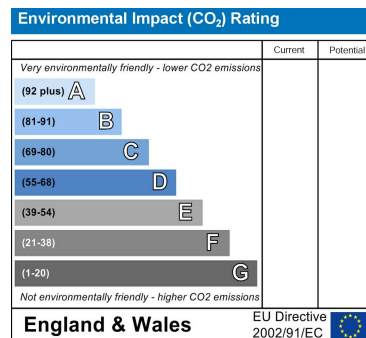
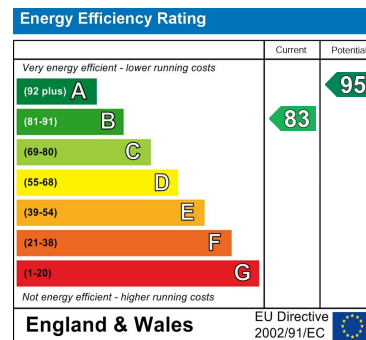


Total area: approx. 74.1 sq. metres (797.9 sq. feet)

**Area Map**



**Energy Efficiency Graph**



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