

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

**£187,500**

Discover one of two newly constructed properties (built 2019) just a stone's throw away from the town centre. This contemporary three bedroom house is a must-see, boasting charming brickwork and generously proportioned rooms, making it a hidden gem waiting to be uncovered. Get in contact with the team today or risk missing out.

### Entrance Hall



Upvc door to front. Tiled flooring. Spotlighting. Radiator. Staircase with understairs storage under.

### Cloakroom



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

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



Upvc window to front. Range of matching wall and

base units with worktop over. Plumbing and space for washing machine. sink drainer with mixer tap over. Gas oven and hob with extractor over. Integrated fridge freezer. Partially tiled walls. Tiled flooring. Spotlights. Radiator.

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



Upvc window and French doors to rear leading to garden. Cupboard. Carpeted. Spotlights. 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. Carpeted. Radiator.

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



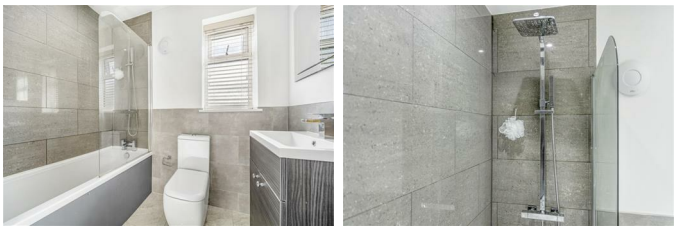
Upvc window to rear elevation. Carpeted. Radiator.

**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 front with steps up to 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

39 St Pauls road comes with the driveway to the side, with 37 and 41 St Pauls road having a right of way to use it as the owner of 39 St Pauls 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: EDF  
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 Vodafone are all likely over Voice, Data and Enhanced Data inside and outside.

Parking: Driveway - No 41 are currently using a space as agreed with the current owner of 39.

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

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.

### **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**

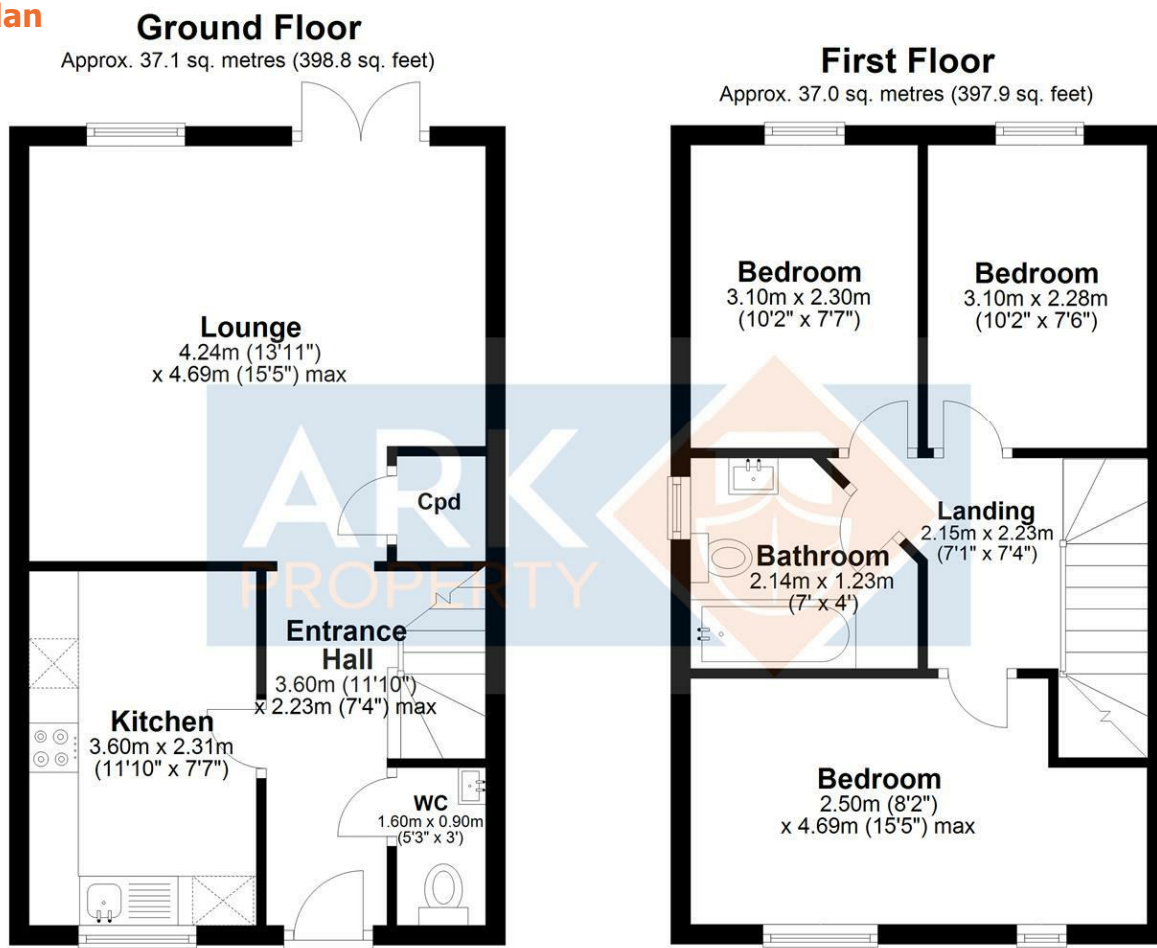
Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

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**

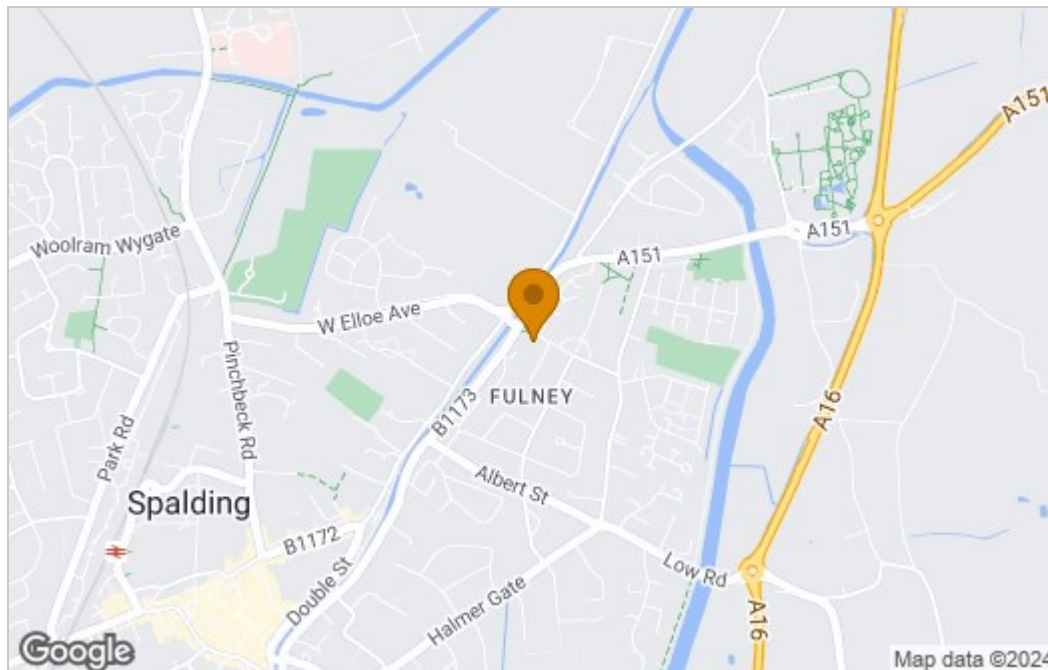
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**Floor Plan**

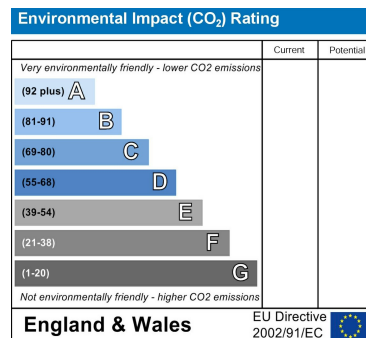
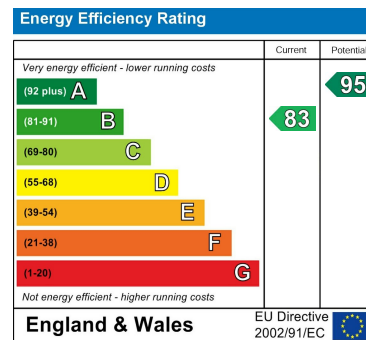


Total area: approx. 74.0 sq. metres (796.7 sq. feet)

**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>

