



## **37 Station Road, Spalding, PE12 9BP**

**£260,000**

This ready-made home is waiting for a family to move right in. The current owners have transformed the space into an open plan living area, perfect for both quiet moments and lively gatherings. With a fantastic garden and located in a sought-after area, this gem of a house won't stay on the market for long. Book your viewing today before it's too late!

### Entrance Hall

Upvc door to front aspect with glazed side panels. Radiator. Tiled flooring. Stairs to first floor landing.

### Play Room 11'4" x 11'6" (3.47 x 3.51)



Upvc bay window to front aspect. Accessed via the kitchen. Herringbone wood flooring. Open fire with surround. Built in storage.

### Open plan Kitchen Diner and Living Room



### Kitchen Area 19'1" x 6'9" (5.82 x 2.08)



Upvc window to side and rear aspect. Matching base and wall units with work surface over. Part tiled splashback walls. Sink with drainer and mixer tap over. Integrated appliances including oven, hob with extractor over and dishwasher. Space for American style fridge freezer. Spot lighting. Radiator.

### Living Room Area 12'10" x 11'1" (3.93 x 3.40)



Opening through to the dining room area. Herringbone flooring. Log burner with brick surround and oak mantle. Television point. Radiator. Spot lighting.

**Dining Area 5'10" x 11'6" (1.80 x 3.51)**



Upvc bi-fold doors opening through to garden. Herringbone flooring.

**First Floor Landing**

Upvc window to side elevation. Loft access. Wooden flooring.

**Bedroom One 12'11" x 11'6" (3.96 x 3.51)**



Upvc window to rear elevation. Radiator. Carpeted.

**Bedroom Two 11'5" x 11'11" (3.48 x 3.65)**



Upvc window to front elevation. Radiator. Carpeted.

**Bedroom Three 7'4" x 6'6" (2.25 x 2.00)**



Upvc window to front elevation. Radiator. Wooden flooring.

**Family Bathroom 9'1" x 6'9" (2.79 x 2.08)**



Upvc window to rear elevation. Bath with rainwater shower over. Toilet. Wash hand basin set in vanity unit. Fully tiled flooring and walls. Extractor fan. Heated towel rail.

**Garage**



Up and over garage door. Power and lighting.

### Front Garden



Gravelled driveway providing off road parking and vehicular gates opening through to the rear garden.

### Rear Garden



A generous sized rear garden, which is enclosed and mainly laid to lawn. Offering a patio area ideal for seating and entertaining with flower beds and borders. Car port offering suitable parking for campervan/motorhome and vehicular access to the garage.

### Property Postcode

For location purposes the postcode of this property is: PE12 9BP

### Verified Material Information

Tenure: Freehold  
Council tax band: B  
Annual charge: None  
Property construction: Brick  
Electricity supply: Octopus Energy  
Solar Panels: None  
Other electricity sources: Log burner in the living room  
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, Garage and Car Port

Building safety issues: None

Restrictions: None

Public right of way:

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: C

### Additional Information

PLEASE NOTE:

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

### 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.

### Ark Property Centre

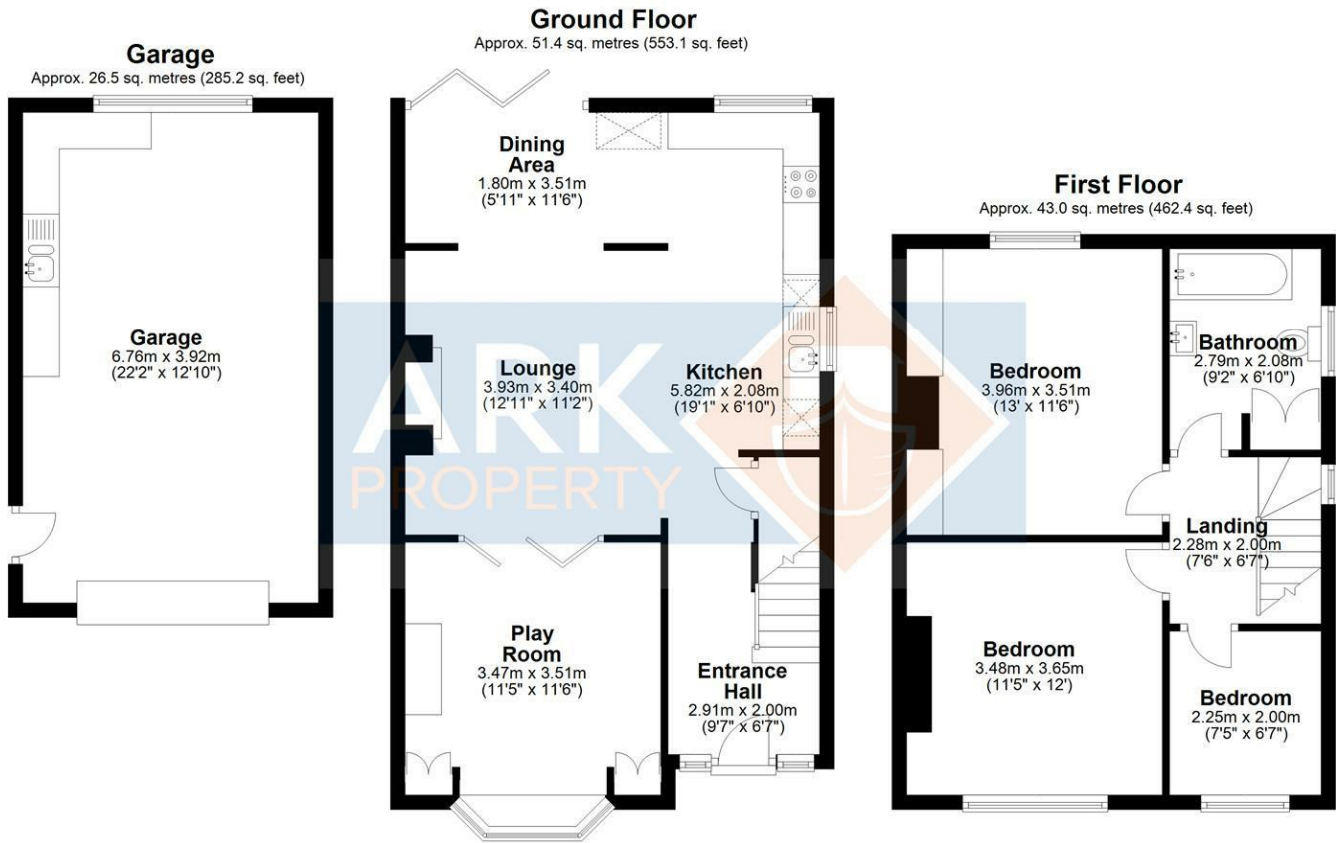
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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.

## Floor Plan

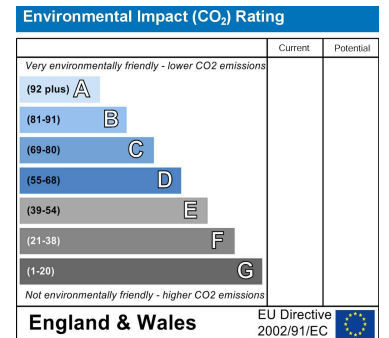
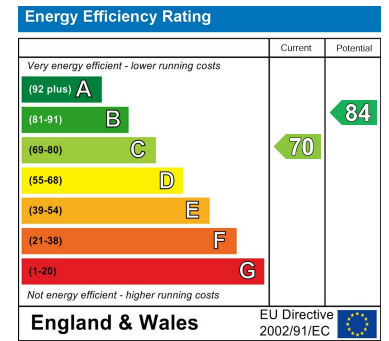


Total area: approx. 120.8 sq. metres (1300.8 sq. feet)

## Area Map



## Energy Efficiency Graph



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](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

