



16 Halmer Gardens, Spalding, PE11 2EF

£220,000

Step into comfort and convenience with this recently renovated 3-bedroom period home, located just a stone's throw away from Town amenities. With its freshly updated interior and spacious garden, it's the perfect property for individuals and families alike.

Inside, you'll find a cozy yet stylish atmosphere, ideal for unwinding after a long day. The versatile layout offers plenty of room for your family to spread out and make themselves at home. Don't miss out on the opportunity to make this house your home schedule a viewing today!

Entrance Hall 6'6" x 3'7" (2.00m x 1.10m)



Double glazed composite door with glazed side panels, coving to textured ceiling, vinyl flooring, radiator, stairs to first floor landing with under stairs cupboard. Doors to lounge, dining room and kitchen.

Lounge 14'2" x 11'7" (4.33m x 3.54m)



PVCu double glazed bay window to front, coving to textured ceiling, radiator, feature fireplace with capped off gas fire.



Dining room 14'2" x 11'1" (4.32m x 3.40m)



Aluminium sliding doors to rear, coving to ceiling, laminate flooring, radiator, electric fireplace.

Conservatory 6'0" x 11'8" (1.85m x 3.57m)



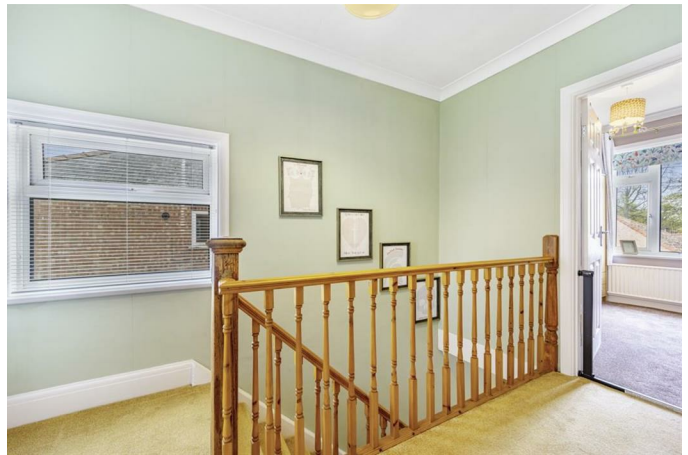
PVCu double glazed construction with polycarbonate roof, spot lighting.

Kitchen 14'7" x 6'9" (4.47m x 2.08m)

PVCu double glazed windows to side and glazed door to rear, skimmed ceiling, vinyl flooring. Fitted with a matching range of base and eye level units with roll edge worktops and metro tile splashbacks, built in wine rack. Space for freestanding gas cooker, composite sink and drainer with chrome mixer tap over, space for under counter fridge.

**Landing 11'0" x 6'9" (3.36m x 2.08m)**

PVCu double glazed window to side, coving to textured ceiling with loft access. Doors to bedrooms and bathroom.

**Bedroom One 14'1" x 11'3" (4.30m x 3.45m)**

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

Bedroom Two 14'1" x 11'2" (4.30m x 3.42m)

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

**Bedroom Three 9'1" x 6'10" (2.77m x 2.10m)**

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

Bathroom 7'11" x 6'9" (2.43m x 2.08m)

PVCu double glazed window to rear, skimmed ceiling, vinyl flooring, radiator, wall mounted mains gas central heating boiler, built in airing cupboard with slatted shelving. Fitted with a three piece suite comprising panel bath with chrome mixer tap over, chrome thermostatic bar shower and tiled walls, close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over and tiled splashback.



Outside



To the front of the property is a gravelled driveway providing off road parking for three to four cars. There is a footpath leading to the arched porch area and side gated access to the rear garden. A cold water tap can be found on the drive.

The rear garden is enclosed by timber fencing with concrete posts and is mainly laid to lawn with a paved seating area.

There is a brick built store/workshop with wooden door and PVCu windows. Power and light connected.



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.

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.

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 2EF.

Verified Material Information

Tenure:

Council tax band: B

Annual charge: £1641

Property construction: Brick built, standard construction

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Mains, Anglian Water

Sewerage: Mains sewerage

Heating: Mains gas central heating

Broadband: As stated by Ofcom,

Download Upload

Standard 15 Mbps 1 Mbps

Superfast 80 Mbps 20 Mbps

Ultrafast 9000 Mbps 9000 Mbps

Mobile coverage: As stated by Ofcom,

Voice Data

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Parking: Driveway with parking for three to four vehicles

Building safety issues: Not known

Restrictions: Possible restriction on building in front of the building line

Public right of way: Not aware

Flood risk: Zone 3. Source: Environment Agency

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: None

Accessibility and adaptations: None

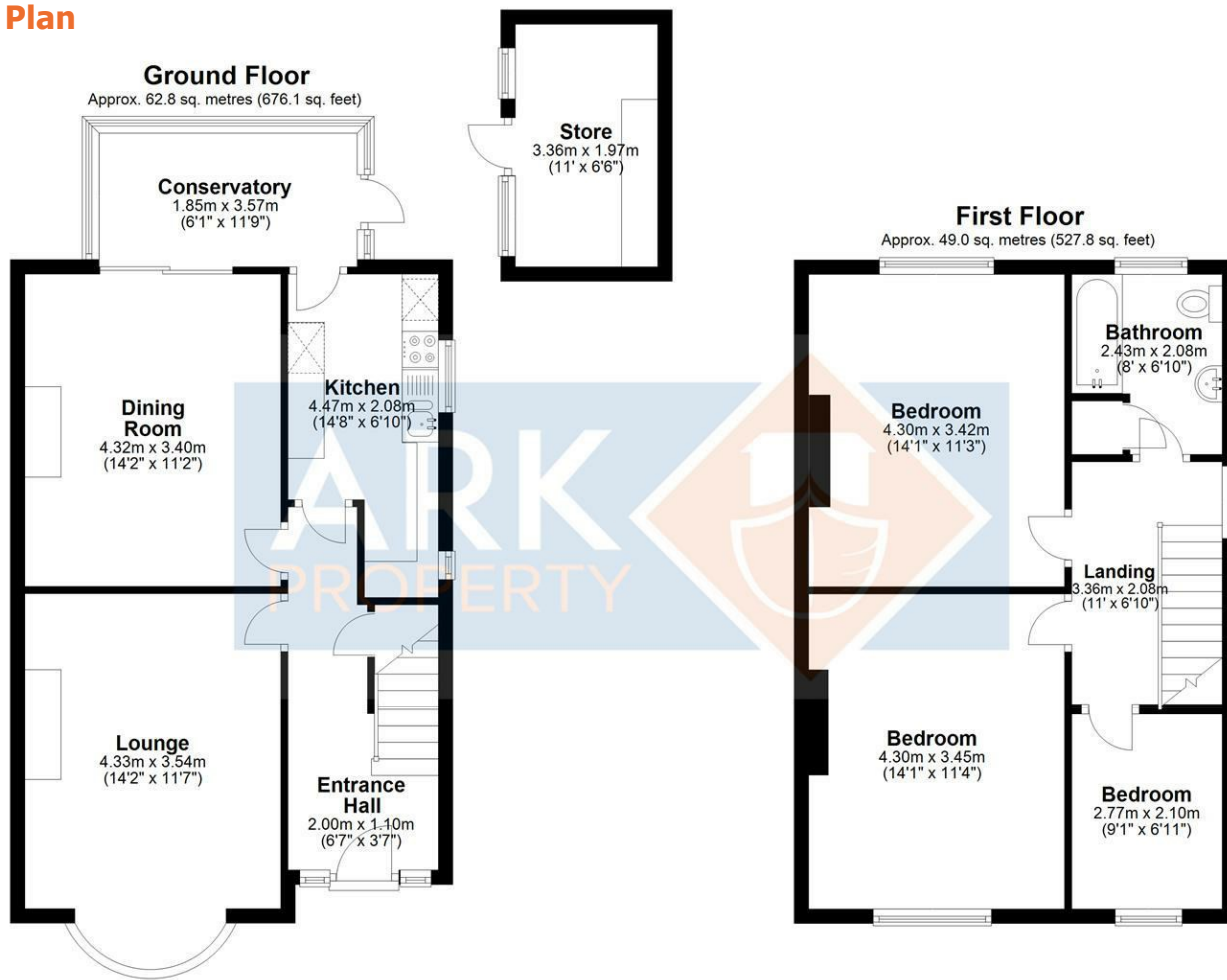
Coalfield or mining area: No

Energy Performance rating: D

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

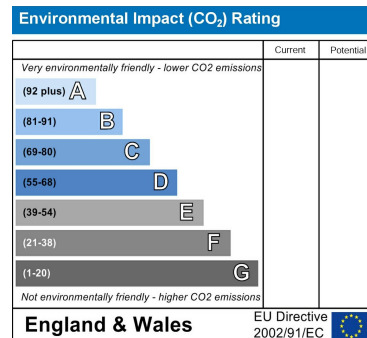
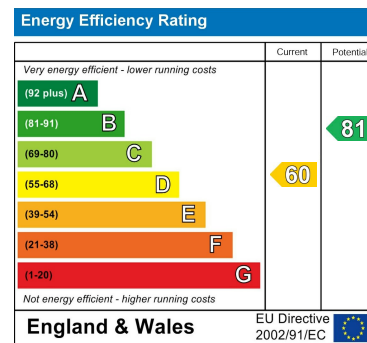


Total area: approx. 111.9 sq. metres (1203.9 sq. feet)

Area Map



Energy Efficiency Graph



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