



20 Holland Road, Spalding, PE11 1UL

£250,000

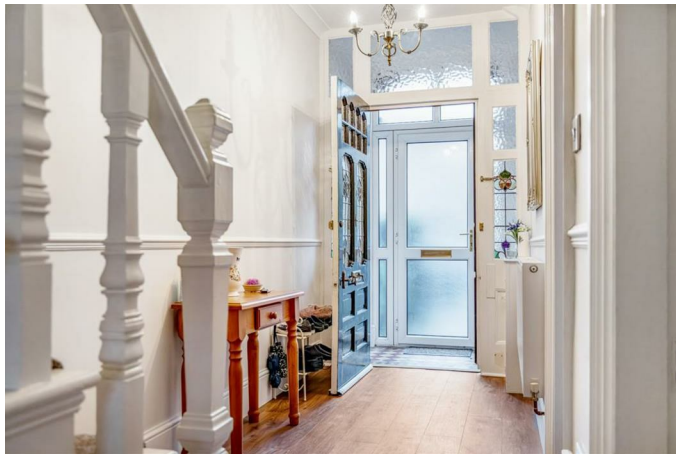
Ark Property Centre are delighted to offer for sale with NO ONWARD CHAIN this superb period home in the heart of Spalding. The 1754 square feet of accommodation has been well maintained and boasts many characterful features. Internal accommodation comprises entrance porch and hallway, lounge, dining room, kitchen, utility and ground floor bathroom. Upstairs there are four bedrooms, bathroom and additional office or nursery room. The property benefits from an enclosed rear garden with block paved courtyard and lawn areas. Contact Ark for more information.

Entrance Porch 3'0" x 5'6" (0.92m x 1.70m)

PVCu double glazed front door with matching glazed side and top lights, skimmed ceiling, decorative tiled floor and original solid wood entrance door with stained and leaded lights.



Entrance Hall 23'9" x 5'6" max (7.25m x 1.70m max)



Coving to skimmed ceiling, stairs to first floor landing with understairs storage, LVT flooring, radiator, built in meter cupboard. Doors to lounge, dining room and kitchen.

Lounge 13'6" x 14'0" (4.14m x 4.28m)



PVCu double glazed square bay window to front, skimmed ceiling with ornate cornice, period picture rails, radiator, feature fireplace recess.



Dining Room 13'1" x 14'0" (4.00m x 4.28m)



PVCu double glazed bay window to rear, coving to skimmed ceiling, radiator, LVT flooring, feature fireplace recess.

Kitchen 17'6" x 11'3" (5.35m x 3.43m)

PVCu double glazed window and door to side, coving to skimmed ceiling, radiator, vinyl flooring. Fitted with a matching range of base and eye level units, roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with chrome mixer tap over, space for fridge freezer, space and plumbing for dishwasher, four ring electric hob with extractor hood over, integrated eye level oven and grill. Opening to utility room.

Utility Room 13'2" x 11'3" (4.03m x 3.43m)

PVCu double glazed windows and doors to side and rear, coving to ceiling, tiled flooring, wall mounted mains gas central heating boiler. Fitted worktop space with space under for washing machine and tumble dryer, fitted base unit with stainless steel sink and drainer, chrome taps over. Built in storage cupboard.

Ground Floor Bathroom 4'11" x 7'1" (1.50m x 2.18m)

PVCu double glazed window to side, coving to skimmed ceiling, extractor fan, vinyl flooring, wall mounted chrome heated towel rail. Fitted with a three piece suite comprising panel bath with chrome taps over, close coupled toilet and pedestal wash hand basin with chrome taps over, tiled splashback and wall mounted mirrored vanity cabinet.

**Landing 38'3" x 5'6" max (11.68m x 1.70m max)**

Coving to skimmed ceiling with loft access and ornate balustrade. Doors to bedrooms, bathroom and office/nursery.

Bedroom One 13'7" x 14'0" (4.16m x 4.28m)



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



Bedroom Three 11'7" x 11'3" (3.55m x 3.43m)



Bedroom Two 13'1" x 14'0" (4.00m x 4.28m)



PVCu double glazed window to rear, coving to skimmed ceiling, radiator.



PVCu double glazed window to rear, coving to ceiling, radiator. Built in sliding door wardrobes and built in airing cupboard with hot water cylinder.



Bedroom Four 11'1" x 8'2" (3.40m x 2.51m)



PVCu double glazed window to side, skimmed ceiling with period picture rails, radiator.

Office 8'6" x 5'7" (2.60m x 1.71m)



PVCu double glazed window to front, coving to skimmed ceiling, radiator. Ideal as a home office or small bedroom/nursery.

Bathroom 6'4" x 8'2" (1.95m x 2.51m)



PVCu double glazed window to side, coving to skimmed ceiling, extractor fan, vinyl flooring and wall tiling, wall mounted chrome heated towel rail. Fitted with a three piece suite comprising panel bath with chrome mixer tap over and shower attachment, glass folding screen, pedestal wash hand basin with chrome taps over and close coupled toilet.

Outside



To the front of the property is a small planted garden with brick wall and wrought iron entrance gate, there is a block paved footpath leading to the entrance porch and side gated access to the rear garden.

The South West facing rear garden is mainly laid to lawn and enclosed by timber fencing. There is a block paved courtyard, planted borders and outside tap.



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 1UL.

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.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: C

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.

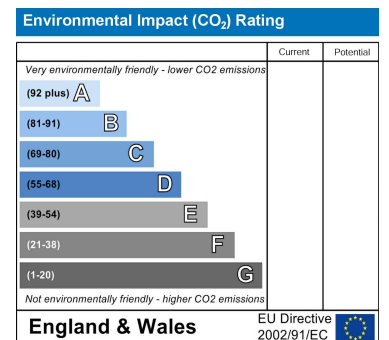
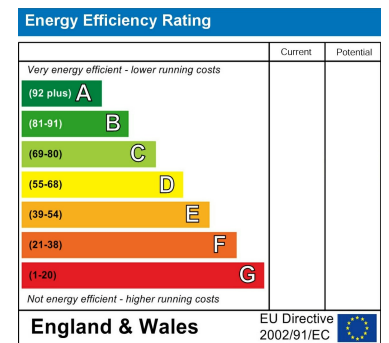
Floor Plan



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 <https://www.arkpropertycentre.co.uk>

