



Fuschia Cottage Northgate, Spalding, PE11 3TB

£169,995

Welcome to Fuschia Cottage, where charm meets modern comfort. Recently refreshed throughout, this delightful cottage seamlessly blends the quirks of an old house with the convenience of contemporary living. Step into a cozy abode boasting character and warmth. The spacious backyard beckons with ample space to cultivate your own Fuschia garden, adding a touch of colour and fragrance to your outdoor oasis. Contact us today to schedule a viewing and make Fuschia Cottage your own slice of paradise.

Lounge Diner 25'3" x 7'9" (7.72 x 2.38)



Upvc windows to the front, and sides. Part glazed entrance door to the front. Stairs to the first floor landing. Wood effect laminate flooring. Understairs storage cupboard. Radiator.

Kitchen 10'2" x 9'4" (3.12 x 2.85)



Upvc window to side aspect. Upvc part glazed door to side aspect. Tiled flooring. Base and wall units with worksurface over. Part tiled splashback walls. Integrated single oven with hob above and stainless steel extractor over. Radiator.

Utility Room 7'11" x 2'5" (2.42 x 0.76)

Space and plumbing for washing machine and tumble dryer.

Downstairs Bathroom 7'10" x 5'6" (2.40 x 1.69)



Upvc window to the side aspect. Panelled bath with part tiled splashback walls. Wash hand basin. Toilet. Extractor fan. Radiator.

First Floor Landing

Bedroom One 11'9" x 10'4" (3.60 x 3.16)



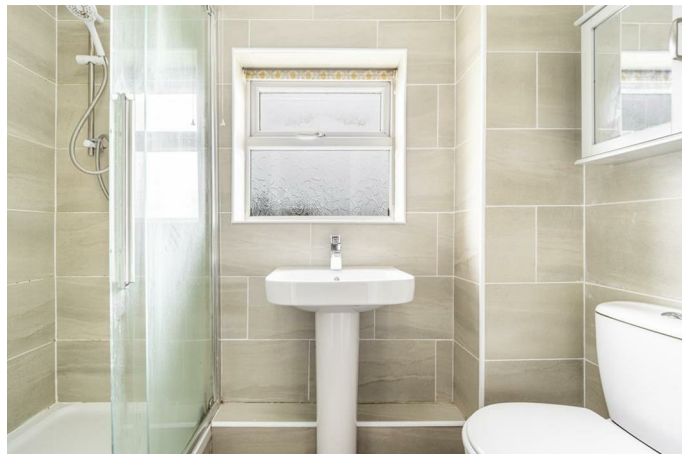
Upvc window to side elevation. Carpeted. Radiator.

Dressing Room 7'8" x 5'8" (2.35 x 1.74)



Carpeted.

En-Suite 5'0" x 2'8" (1.54 x 0.83)



Upvc window to rear elevation. Wash hand basin. Toilet. Shower cubicle. Tiled walls.

Bedroom 2 10'7" x 9'9" (3.24 x 2.99)

Upvc window to front elevation. Carpeted.

Outside

Generous sized enclosed rear garden, mainly being laid to lawn with a large patio area ideal for seating and entertaining.

Property Postcode

For location purposes the postcode of this property is: PE11 3TB

Verified Material Information

Tenure: Freehold
 Council tax band: A
 Annual charge: N/A
 Property construction: Brick Built
 Electricity supply: Eon
 Solar Panels: NO
 Other electricity sources: NO
 Water supply: Anglian Water
 Sewerage: Mains
 Heating: Gas Bottles
 Heating features: None
 Broadband: As stated by Ofcom,
 Mobile coverage: As stated by Ofcom, EE, O2, Three and Vodafone are all likely over Voice and Data outside. However all networks are unlikely on the inside for Voice and Data.
 Parking: Street Parking
 Building safety issues: NO
 Restrictions: NO
 Public right of way:
 Flood risk: Surface Water - LOW. Rivers and Sea -

VERY LOW.

Coastal erosion risk: NO
 Japanese Knotweed: NO
 Planning permission: NO
 Accessibility and adaptations: NO
 Coalfield or mining area: NO
 Energy Performance rating: E

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

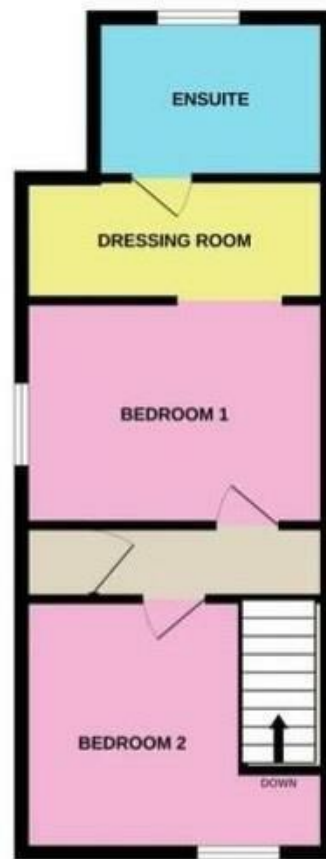
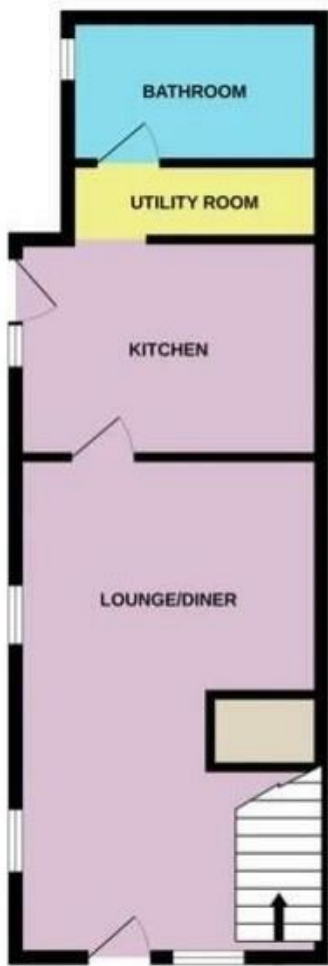
Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

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.

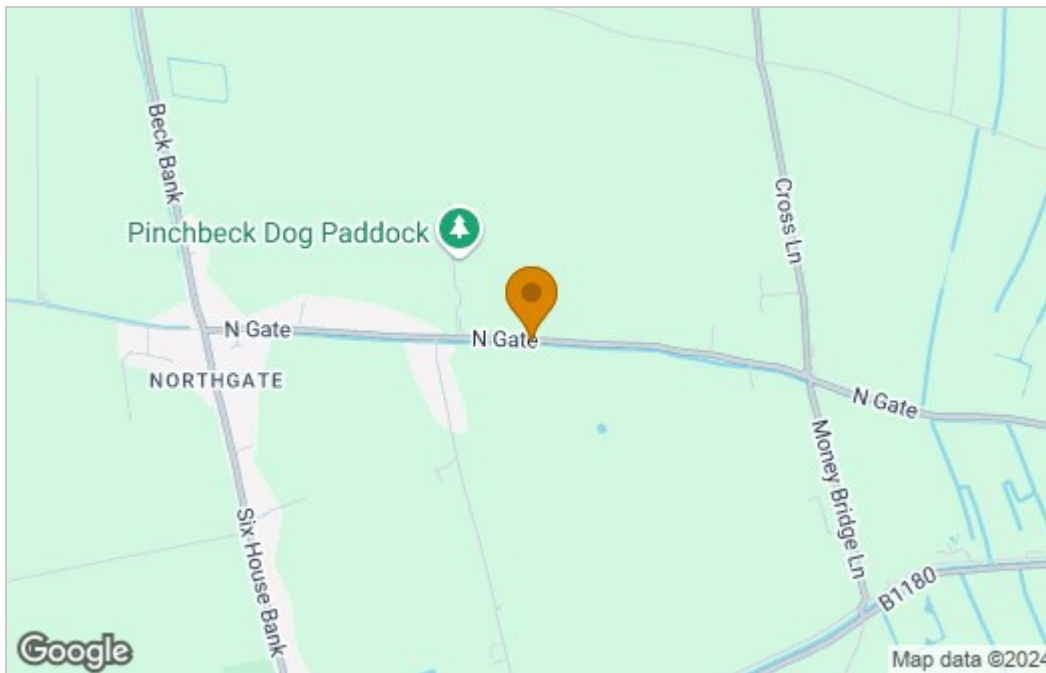
Disclaimer

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.

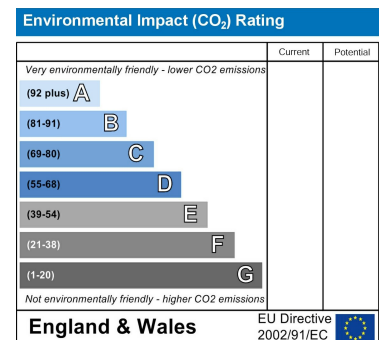
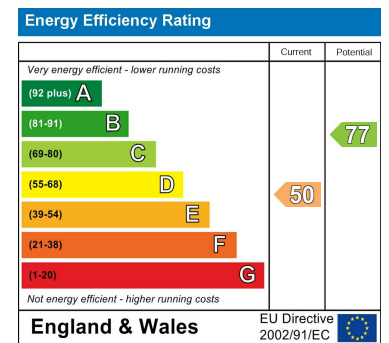
Floor Plan



Area Map



Energy Efficiency Graph



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