



52 Park Road, Spalding, PE11 1NH

Guide Price £200,000

This modern family home, conveniently located near the town centre, boasts a contemporary layout with a good size kitchen diner, complete with high ceilings and the added convenience of a second bathroom downstairs. It sounds like the perfect blend of style and practicality for those seeking urban living. Book your viewing today on 01775 766888

Entrance Hall

Upvc door to side aspect. Tiled flooring. Understairs storage cupboard.

Lounge 123 x 11'6 (37.49m x 3.51m)



Upvc window to front aspect. Wood effect flooring. Television point. Radiator.

Kitchen Diner 18'9 x 11'5 (5.72m x 3.48m)



Upvc window to front and side aspect. Upvc French doors to rear aspect. Matching wall and base units with worktop over, stainless steel sink drainer with mixer tap, range cooker with extractor over. Radiator. Tiled splashback. Tiled flooring in kitchen area and wood effect flooring in dining area.

Utility Room 6'68 x 8'23 (1.83m x 2.44m)

Upvc door to side. Base units with worktop over. Space and plumbing for washing machine and tumble dryer. Boiler. Tiled flooring. Radiator.

Downstairs Shower Room 4'33 x 6'66 (1.22m x 1.83m)

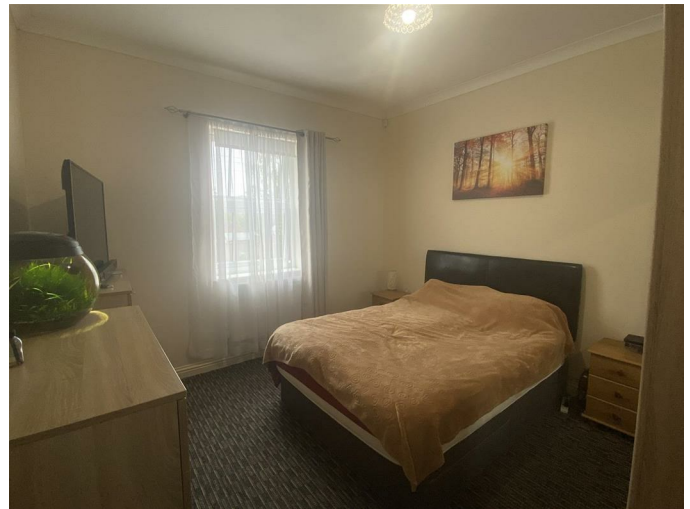


Upvc window to side aspect. Corner shower cubicle. Wash hand basin. Toilet. Tiled flooring. Partially tiled walls. Extractor fan and heated towel rail.

First Floor Landing

Upvc window to side elevation. Loft access and radiator

Bedroom One 11'66 x 12'37 (3.35m x 3.66m)



Upvc window to front elevation/ Television point. Carpeted. Radiator.

Bedroom Two 11'58 x 7'79 (3.35m x 2.13m)



Upvc window. Carpeted. Radiator.

Bedroom Three 6'73 x 8'69 (1.83m x 2.44m)



Upvc window. Carpeted. Radiator.

Bathroom 8'69 x 6'91 (2.44m x 1.83m)



Frosted Upvc window. Bath. Wash hand basin. Toilet. Separate shower cubicle. Tiled flooring. Partially tiled walls. Extractor fan and heated towel rail.

Front Garden

Driveway with parking for one vehicle, pathway leading to front door and side gate.

Rear Garden



Split into several different sections, which include a decking area, gravel area and patio area. Garden shed and lawn area. The garden is fully enclosed with timber fencing.

Property Postcode

For location purposes the postcode of this property is: PE11 1NH

Verified Material Information

Tenure: Freehold
 Council tax band: C
 Annual charge: N/A
 Property construction: Brick built
 Electricity supply: British gas
 Solar Panels: No
 Other electricity sources: No
 Water supply: Anglian water
 Sewerage: Mains drainage
 Heating: Gas central heating
 Heating features: NO
 Broadband: As stated by Ofcom,
 Mobile coverage: As stated by Ofcom, EE, O2, Three and Vodaphone are all Likely over Voice and Data inside and outside.

Parking: Driveway
 Building safety issues: NO
 Restrictions: NO
 Public right of way: NO
 Flood risk: High risk YES
 Coastal erosion risk: NO
 Japanese Knotweed: NO
 Planning permission: NO
 Accessibility and adaptations: NO
 Coalfield or mining area: NO
 Energy Performance rating: C

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

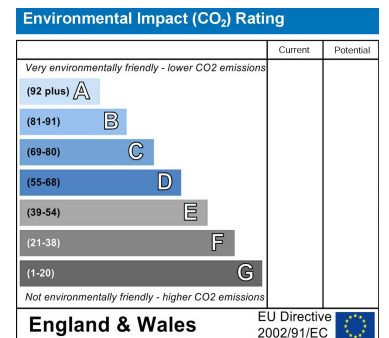
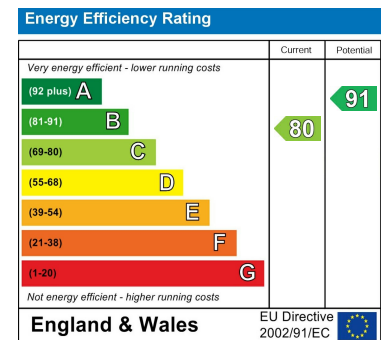
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Floor Plan

Area Map



Energy Efficiency Graph



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