

## **14 Cygnet Court, Spalding, PE11 2TY**

**£180,000**

Ark Property Centre are pleased to offer to the market this three bedroom semi-detached home on the edge of Spalding Town. The property has excellent access to the a16 and Cathedral City of Peterborough and is presented in good order throughout with refitted kitchen, bathroom and fresh internal decor. The property is available with no onward chain and is available for viewings now.

Contact Ark for more information.

**Entrance Hall**



PVCU double glazed entrance door, skimmed ceiling with recessed ceiling spotlights, stairs to first floor landing with under stairs storage cupboard, radiator.



**Cloakroom**



Skimmed ceiling, tiled flooring and half height wall tiling, radiator, extractor fan. Concealed cistern toilet with chrome push flush and wash hand basin with chrome mixer tap over set in vanity unit with storage under.



**Lounge 15'07" x 13'09" (4.75 x 4.19)**



PVCu double glazed window and door to rear, skimmed ceiling, laminate flooring, radiator.

**Kitchen/Breakfast Room 10'11" x 8'11" (3.33 x 2.72)**



PVCu double glazed window to rear, skimmed ceiling, tiled flooring, radiator, wall mounted mains gas central heating boiler. Fitted with a matching

range of base and eye level units with worktop space, composite sink and drainer with mixer tap over, four ring gas hob with stainless steel extractor hood over, integrated oven and grill under, space for fridge freezer, space and plumbing for dishwasher, space and plumbing for washing machine.



### Landing



Skimmed ceiling with recessed ceiling spotlights and loft access (Loft boarded). Doors to bedrooms and bathroom.

### Bedroom One 14'03" x 8'04" (4.34 x 2.54)



PVCu double glazed window to front, skimmed ceiling, laminate flooring, radiator.



### Bedroom Two 14'03" x 8'04" (4.34 x 2.54)



PVCu double glazed window to rear, skimmed ceiling, radiator, laminate flooring.

**Bedroom Three 10'03" x 6'10" (3.12 x 2.08)**



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

**Bathroom 6'09" x 6'04" (2.06 x 1.93)**



PVCu double glazed window to front, skimmed ceiling with recessed ceiling spotlights, wall and floor tiling, extractor fan, heated towel rail. Fitted with a three piece suite comprising bath with chrome mixer tap over and mains shower with rainfall head, concealed cistern toilet with chrome flush and wall mounted vanity unit with inset wash hand basin, chrome mixer tap over.

**Garden**



The rear garden is enclosed by timber fence and laid to lawn with patio seating area, timber storage shed and pergola. There is outside lighting and cold water tap.



**To The Front**



There is off road parking available for two vehicles to the front of the property and side gated access to the rear garden.

**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 firm's 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 2TY.

**Verified Material Information**

Tenure: Freehold  
 Council tax band: A  
 Annual charge: None  
 Property construction: Brick with tiled roof  
 Electricity supply: Mains, British Gas  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains, Anglian Water  
 Sewerage: Mains  
 Heating: Mains Gas Central Heating

Heating features: None  
 Broadband: As stated by Ofcom,

Broadband type Highest available download speed  
 Highest available upload speed Availability  
 Standard 16 Mbps 1 Mbps  
 Superfast 80 Mbps 20 Mbps  
 Ultrafast 10000 Mbps 10000 Mbps

Mobile coverage: As stated by Ofcom,

Indoor  
 Provider Voice Data  
 EE Likely Likely  
 Three Limited Limited  
 O2 Limited Limited  
 Vodafone Likely Likely

Outdoor  
 Provider Voice Data  
 EE Likely Likely  
 Three Likely Likely  
 O2 Likely Likely  
 Vodafone Likely Likely

Parking: Parking for two vehicles  
 Building safety issues: None  
 Restrictions: None  
 Public right of way: None  
 Flood risk: 3 (Environment Agency)  
 Coastal erosion risk: None  
 Japanese Knotweed: No  
 Planning permission: No  
 Accessibility and adaptations: None  
 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.

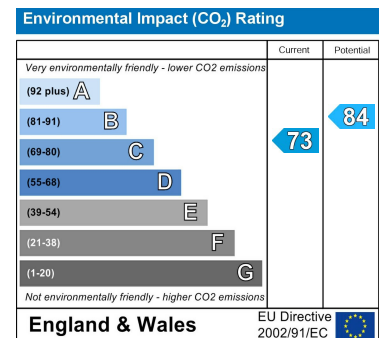
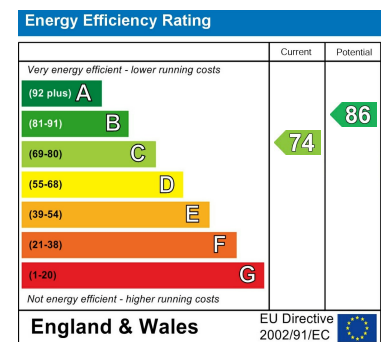
Floor Plan



Area Map



Energy Efficiency Graph



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