



3 Victoria Mews, Spalding, PE11 1XL

Open To Offers £310,000

The Old Police Station, built in 1857, is a Grade II Listed building with original features galore. From its beaver tail slate roof to its original sash windows, this property is full of charm. The high ceilings throughout give a great sense of space and light. Inside there are three large double bedrooms, one ensuite, as well as ample reception rooms and a large utility room downstairs. As well as a large front garden, there is a spacious patio leading to a delightful walled garden at the back. The Mews is a gated community with a garage with parking and this property is available with no onward chain.

Reception Hallway (The Old Cell) 9'0" x 6'6"
(2.75m x 2.00m)



One of the last remaining cells in Spalding, it has a brick built arched ceiling and original cell window. The cell is spacious enough to accommodate a desk for those at home workers, as well as a large cupboard. There is more storage under the stairs too.

Kitchen (The Old Staff Room) 12'10" x 13'2"
(3.92m x 4.03m)



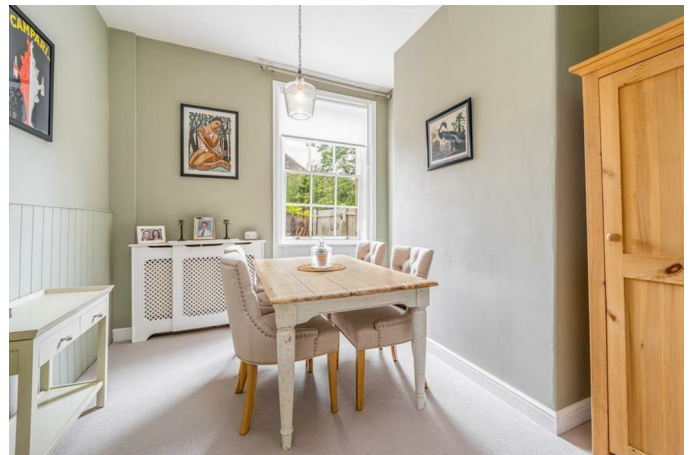
Recently modernised to a high standard, this kitchen offers quartz worktops, a spacious island, integrated dishwasher, fridge, freezer, oven and hob. There is oak parquet flooring in the kitchen and through to the living room. The double sided log burner means the kitchen is kept nice and warm as well as the living room.

Living Room (The Old Front Office) 12'10" x 12'11"
(3.92m x 3.95m)



The living room also has solid oak parquet flooring. The focal point of the room is the double sided log burner and the original panelling that can be seen under the window. This room could also be used as the dining room.

Dining Room (The Old Fingerprint Room) 11'2" x 9'8"
(3.42m x 2.97m)



With a feature internal window, said to be needed to bring light into the cells, this room is full of character. This room would also work well as a living room. Again, high ceilings are in here with the original sash window plus more original panelling.

**Utility Room (CID Store Office) 9'0" x 7'4"
(2.75m x 2.25m)**



There is nothing incriminating left in this room after it has been totally refurbished. The original quarry tiles have been uncovered and ample storage has been fitted in here along with space for washing machine and a tumble dryer. There is also a WC and hand wash basin too. The water softener is also kept in here along with the gas boiler.

Landing



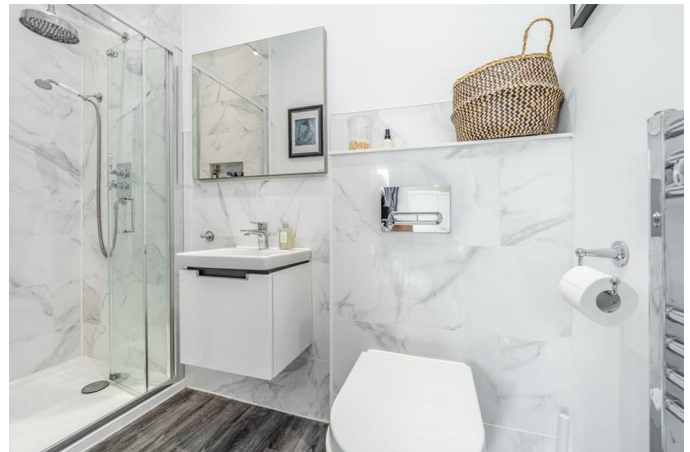
Up the staircase, there is a large airing cupboard with further space for a home office or, as the current vendor uses this space, a reading corner with bookshelf and chair.

**Master Bedroom (The Old Inspectors Office)
13'3" x 13'5" (4.06m x 4.11m)**



The spacious master bedroom has dual aspect sash windows. The neutrally decorated room enjoys lots of natural light.

Ensuite 3'3" x 8'10" (1.00m x 2.71m)



This recently refurbished ensuite has been done to a high standard with quality fittings of Villeroy and Boch and Burlington. It has a large walk in shower, hand wash basin with storage and WC.

Bedroom 2 (The Old Administration Office)
8'9" x 13'3" (2.68m x 4.06m)



Currently being used as an envious home office, the dual aspect room is flooded with light. Overlooking the large front garden. This is a large double bedroom with versatility to be whatever room you need it to be.

Bedroom 3 (The Old Administration Office)
11'8" x 10'4" (3.56m x 3.15m)



The last of the large double bedrooms, this one comes with a feature cast iron fireplace and a fitted wardrobe. The sash window looks out to the peaceful garden.

Bathroom 7'10" x 9'10" (2.40m x 3.00m)

Newly refurbished bathroom. Steel bath tub, hand wash basin, toilet and stand alone shower.

Gardens



There is a good sized front garden as well as a larger back garden, both gardens are mostly walled and have trees, shrubs and grassed areas. The south east facing patio is a suntrap and has external lighting which makes it perfect for entertaining.

Garage and Parking



The oversized single garage is set in the communal parking area. There is a space inside the garage for a car with ample storage above. There is further space for a car outside the garage and visitor spaces available.

Area



Spalding is a great town with all the amenities you need including doctors, train station, shops and restaurants as well as Springfields Outlet Shopping Centre all within a short distance. The Old Police Station is set back from all roads and so is a peaceful haven.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: C

AVAILABLE WITH NO ONWARD CHAIN

PLEASE NOTE:

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Ark Property Centre

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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 1XL.

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.

Verified Material Information

Tenure: Freehold

Council tax band: C

Property construction: Standard, brick walls under a slate tile roof.

Electricity supply: Mains - Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Mains - Anglian Water

Sewerage: Mains

Heating: Mains Gas Central Heating

Broadband: As stated by Ofcom,

Broadband type Highest available download speed

Highest available upload speed Availability

Standard 19 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps

Mobile coverage: As stated by Ofcom,

Indoor

Provider Voice Data

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Outdoor

Provider Voice Data

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Parking: Driveway and Single Garage

Building safety issues: None

Restrictions: None

Public right of way: None

Flood risk: Zone 3 - Environment Agency

Coastal erosion risk: None

Japanese Knotweed: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C

Floor Plan

GROUND FLOOR



1ST FLOOR

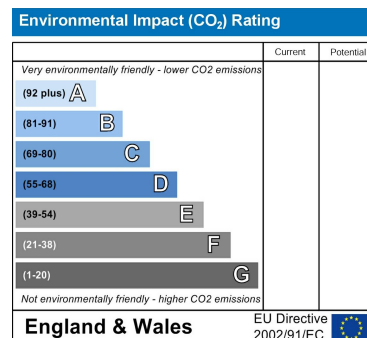
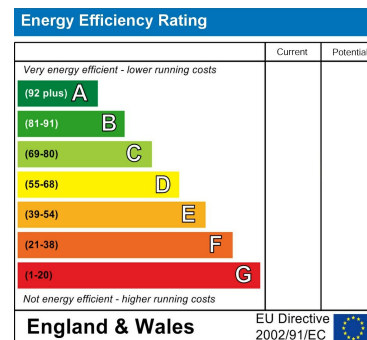


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Area Map



Energy Efficiency Graph



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