



88 Stonegate, Spalding, PE11 2PQ

£215,000

Set in a popular part of town, this charming character property has everything you've been looking for. Inside, you'll find a modern open plan design, and outside, a large garden with endless potential.

The garden is truly the standout feature here. See it for yourself, book a viewing today!

Entrance Hallway

Upvc door with glazed side panels. Wooden flooring. Radiator. Stairs to first floor landing. Understairs storage cupboard.

Living Room 10'4" x 11'7" (3.16 x 3.55)

Upvc bay window to front aspect. Wooden flooring. Radiator. Television point.

Dining Room 13'10" x 11'6" (4.24 x 3.52)

Wooden flooring. Radiator.

Kitchen 10'2" x 6'2" (3.10 x 1.89)

Upvc window to rear aspect. Upvc door to rear. Base and wall units with work surface over. Gas hob with stainless steel extractor over. Single oven. Fridge freezer. Sink drainer with mixer tap over. Spot lighting. Space and plumbing for washing machine. Tiled flooring. Part tiled splashback wall.

Cloakroom 3'6" x 5'8" (1.09 x 1.73)

Upvc window to side aspect. Wooden flooring. Toilet. Wash hand basin. Radiator.

First Floor Landing

Upvc window to side elevation. Loft access. Carpeted.

Bedroom One 14'0" x 10'9" (4.28 x 3.28)



Upvc window to rear elevation. Carpeted. Radiator. Built in wardrobes with sliding doors.

Bedroom Two 10'5" x 9'6" (3.20 x 2.91)



Upvc window to front elevation. Carpeted. Radiator.

Bedroom Three 11'2" x 7'1" (3.42 x 2.17)



Upvc window to rear elevation. Carpeted. Radiator.

Bathroom 6'7" x 8'3" (2.02 x 2.52)



Upvc window to front elevation. Freestanding bath tub. Wash hand basin. Toilet. Heated towel rail. Shower cubicle. Fully tiled walls and flooring. Extractor fan. Spot lighting.

Garage 16'8" x 9'8" (5.10 x 2.95)



Single garage with electric roller door. Power and lighting. Side door.

Workshop 11'1" x 9'8" (3.38 x 2.95)



Side door. Window to side. Power and lighting.

Front Garden

Shared Concrete driveway with a gravelled frontage. Hedging and fencing to the front and side.

Rear Garden



Block paved patio area ideal for seating and entertaining. Lawn area. Summerhouse with further patio in front.

Summerhouse



Double doors to front. Carpeted. Electrics.

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Property Postcode

For location purposes the postcode of this property is: PE11 2PQ

Verified Material Information

Tenure: Freehold
 Council tax band: B - SHDC
 Annual charge: None
 Property construction: Brick built
 Electricity supply: Octopus
 Solar Panels: No
 Other electricity sources: None
 Water supply: Anglian Water
 Sewerage: Mains Drainage
 Heating: Gas Central Heating
 Heating features: None
 Broadband: As stated by Ofcom,
 Mobile coverage: As stated by Ofcom, Indoor - EE, Three and Vodafone are Limited over Voice and Data. O2 is Likely over Voice but Limited over Data.
 Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone are all Likely over Voice and Data.

Parking: Shared Driveway and Single Garge

Building safety issues: None

Restrictions: No

Flood risk: Very low risk of surface water flooding. Medium risk of flooding from rivers and the sea.

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: Please refer to SHDC planning portal for any relevation planning in the area.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C

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.

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

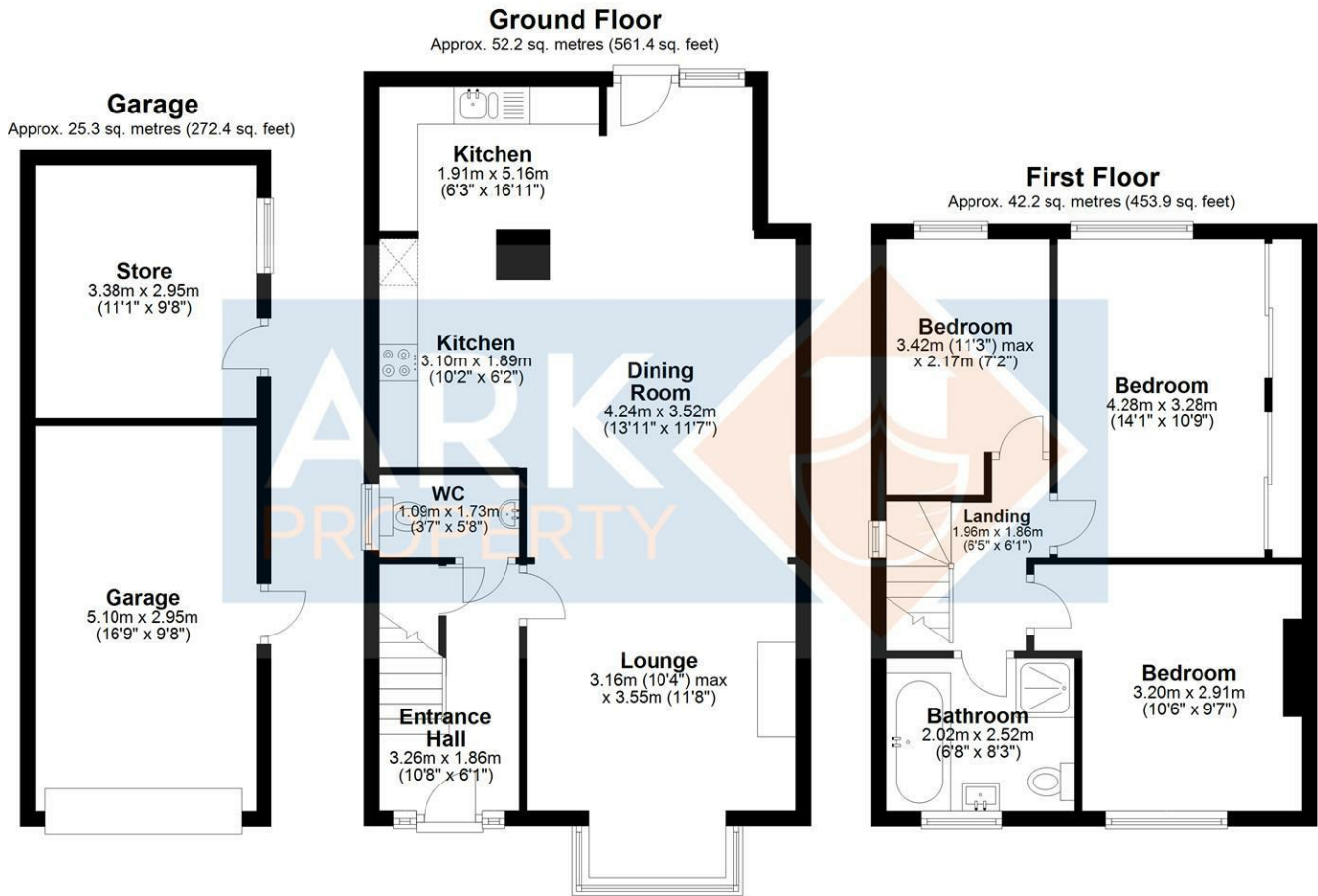
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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

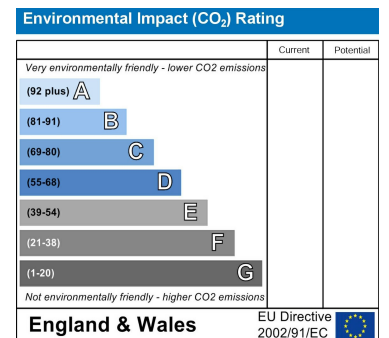
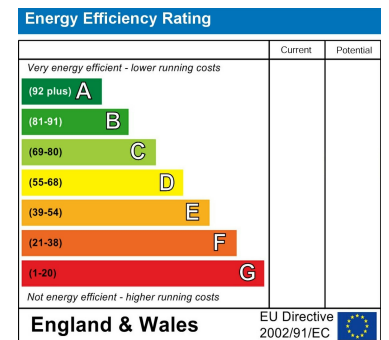


Total area: approx. 119.6 sq. metres (1287.7 sq. feet)

Area Map



Energy Efficiency Graph



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