



31 The Parkway, Spalding, PE11 3EE

£125,000

Welcome to this delightful one bedroom home on The Parkway in Spalding. Deceptively spacious and with generous room sizes this property would make a great first time buy, downsize or rental property.

Situated close to Spalding amenities and benefiting from refitted kitchen, bathroom and boiler in the ownership of the current vendor this property is in move in condition and ready for viewings now.

Contact Ark for more information.

Lounge 14'08 x 12'04 (4.47m x 3.76m)



PVCu double glazed window and door to front, coving to ceiling, laminate flooring, radiator, stairs to first floor landing with under stairs cupboard, door to kitchen.



Kitchen 12'05 x 7'08 (3.78m x 2.34m)



PVCu double glazed window and door to rear, coving to ceiling, laminate flooring, radiator. Fitted with a matching range of base and eye level units

with work surfaces and tiled splashbacks, four ring electric hob with integrated oven and grill under and extractor hood over, 1 1/2 bowl sink and drainer with mixer tap over, space and plumbing for washing machine and tumble dryer, space for fridge freezer.



Landing

With doors to bedroom and bathroom.

Bedroom 12'04 x 11'02 (3.76m x 3.40m)



PVCu double glazed window to front, coving to ceiling, radiator.

Bathroom 12'04 x 7'08 (3.76m x 2.34m)

PVCu double glazed window to rear, coving to ceiling, laminate flooring, wall mounted chrome heated towel rail. Fitted with a four piece suite comprising freestanding bath with chrome mixer tap over and hand held shower attachment, close coupled toilet with push button flush, wash hand basin with chrome mixer tap over set in vanity unit with storage under and glazed shower enclosure with glass sliding door and mains thermostatic bar shower riser, rainfall head and hand held attachment.

**Outside**

The property benefits from front and rear gardens laid to lawn. There is a footpath to the front leading to the entrance door and gated access to the rear garden, enclosed by timber fencing.

**Parking**

There is allocated off road parking to the rear of the property for one vehicle.

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.

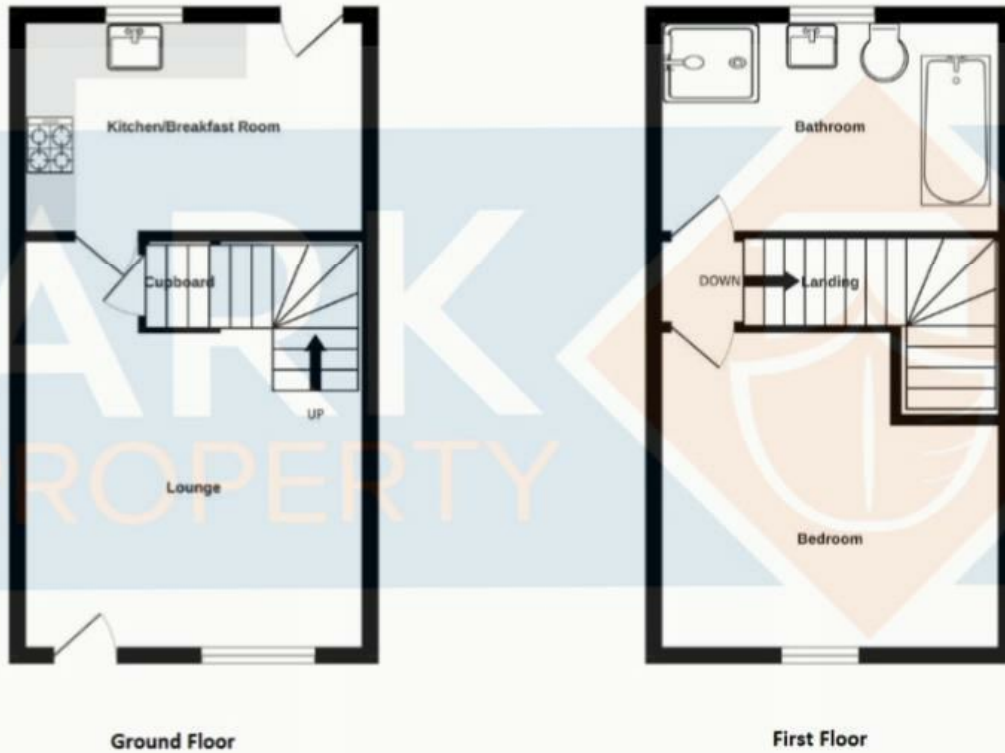
Property Postcode

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

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.

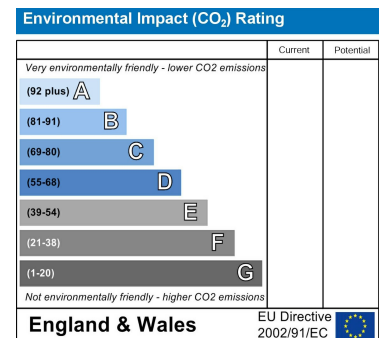
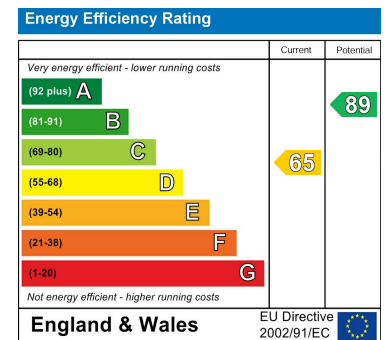
Floor Plan



Area Map



Energy Efficiency Graph



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