



## **River Lodge, 5-6 London Road, Spalding, PE11 2TA**

**£385,000**

Have you thought about running your own business or maximizing your income with an HMO? This property might be just what you're looking for. Featuring a self-contained flat, seven en-suite bedrooms, no work needed, and a central location, it sounds too good to be true. See for yourself!



### Ground Floor

Comprising of entrance hallway, kitchen, dining room, sitting room, cloakroom and rear lobby.

### Entrance Hallway 15'7" x 3'5" (4.76 x 1.06)

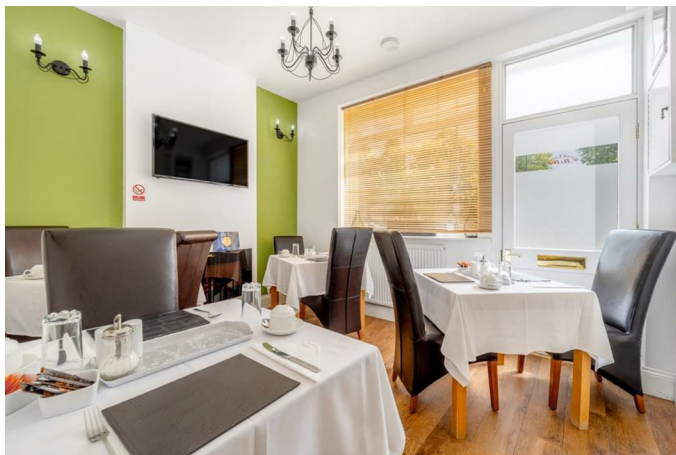
Entrance door to front aspect. Staircase.

### Kitchen 9'2" x 7'3" (2.81 x 2.21)



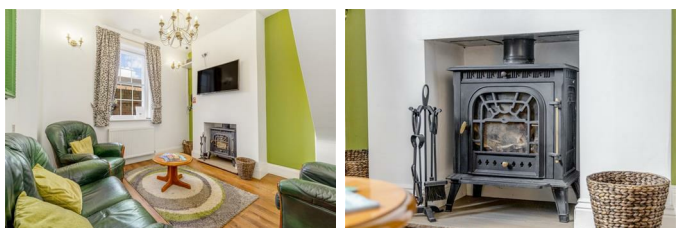
Upvc window to front aspect. Industrial kitchen with freestanding oven and double sink basins. Space for freestanding fridge/freezer. Fitted air con unit.

### Dining Room 9'6" x 11'4" (2.92 x 3.47)



Entrance door to front aspect. Upvc window to front aspect. Radiator. Wall lighting.

### Sitting Room 10'9" x 11'3" (3.30 x 3.45)



Upvc window to rear aspect. Staircase. Radiator. Log burner.

### Cloakroom / Utility Room 5'1" x 11'0" (1.55 x 3.37)



Upvc window to rear aspect. Radiator. Toilet. Wash hand basin. Space for washing machine and tumble dryer.

### Rear Lobby

### Basement

Comprising of kitchen diner, lounge, bedroom and shower room.

### Kitchen Dining Room 8'11" x 10'10" (2.74 x 3.31)



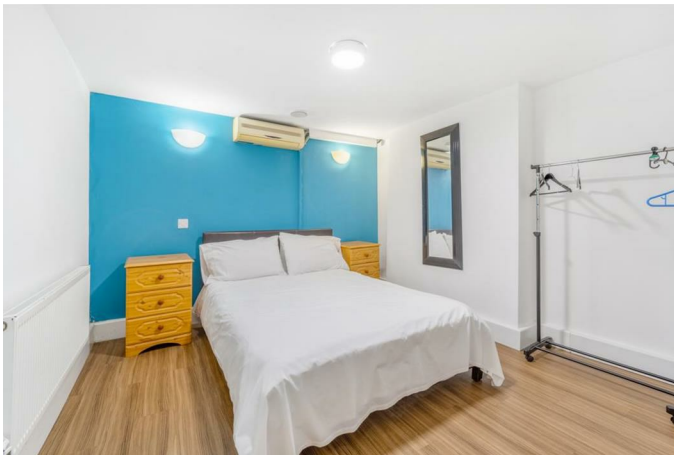
Base and wall units with work surface over. Fitted oven and hob. Part tiled walls. Space for undercounter appliance. Radiator.

**Lounge 8'11" x 10'9" (2.74 x 3.30)**



Radiator.

**Bedroom 10'11" x 10'8" (3.34 x 3.26)**



Radiator.

**Shower Room 5'3" x 9'8" (1.62 x 2.97)**



Shower cubicle. Toilet. Wash hand basin. Wall mounted mirror.

**Second Floor**

Comprising of four bedrooms all with en-suite shower rooms.

**Office 6'0" x 7'10" (1.83 x 2.39)**



Upvc window to rear elevation.

**Bedroom 9'8" x 8'1" (2.96 x 2.47)**

Upvc window to front elevation.

**En-Suite**

Shower cubicle. Toilet. Wash hand basin. Shaver point.

**Bedroom 9'7" x 8'2" (2.93 x 2.51)**

Upvc window to front elevation.

**En-Suite**

Shower cubicle. Toilet. Wash hand basin. Shaver point.

**Bedroom 15'5" x 7'10" (4.71 x 2.41)**

Upvc window to rear elevation.

**En-Suite**

Shower cubicle. Toilet. Wash hand basin. Shaver point.

**Third Floor**

Comprising of three bedrooms all with en-suite shower rooms and a large laundry room cupboard

**Bedroom 9'3" x 11'3" (2.84 x 3.44)**

Upvc window to rear elevation.

**En-Suite**

Shower cubicle. Toilet. Wash hand basin. Shaver point.

**Bedroom 10'1" x 7'11" (3.08 x 2.42)**

Upvc window to front elevation.



**En-Suite**

Shower cubicle. Toilet. Wash hand basin. Shaver point.

**Bedroom 9'8" x 8'2" (2.96 x 2.50)**

Upvc window to front elevation.

**En-Suite**

Shower cubicle. Toilet. Wash hand basin. Shaver point.

**Bedroom 9'1" x 11'2" (2.77 x 3.41)**

Upvc window to rear elevation.

**En-Suite**

Shower cubicle. Toilet. Wash hand basin. Shaver point.

**Exterior****Property Postcode**

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

**History****History**

Spalding is a market town in the South Holland district of Lincolnshire, England. Its history dates back to the Roman era, when it was an important settlement due to its strategic location along the River Welland. In the medieval period, Spalding developed into a prominent agricultural hub, with its fertile land ideal for growing flowers and vegetables. The town is renowned for its annual Spalding Flower Parade, celebrating its horticultural heritage.

**Location**

Prime Location on London Road

This property on London Road is perfectly positioned to take full advantage of Spalding's offerings. Overlooking the river, it provides stunning views and easy access to the Springfield Outlet Centre via river taxis, walking distance to the town centre and walks to Ascoughfee private gardens within a couple of minutes. Whether you choose to run a charming B&B or invest in an HMO, this property promises to be a highly attractive and profitable venture in the heart of Spalding

**Amenities**

Attractions and Amenities

Spalding offers a mix of historical charm and modern conveniences. The town centre features a

range of independent shops, cafes, and restaurants, along with essential services. The Ayscoughfee Hall Museum and Gardens provide a glimpse into the town's past and offer a peaceful retreat. For nature lovers, the nearby Welland River offers scenic walks and boating opportunities.

With the Flower Parade now officially back in 2024 the flower parade brought in over 100,000 visitors to the area.

The Springfield Outlet Centre is a popular shopping destination bringing people from all over the UK it features numerous retail stores, coffee shops, and some lovely walks around the beautiful gardens. Springfield's is easily accessible from the town centre but you can also get to it via the river taxis, providing a unique and enjoyable shopping experience. Springfield has also put in plans to expand in the next coming years, creating more jobs for the area.

**B&B or HMO**

Owning a B&B

Investing in a Bed and Breakfast (B&B) in Spalding can be a highly lucrative venture. The town's rich history and attractions draw visitors year round, creating a steady demand for comfortable and welcoming accommodations. A B&B overlooking the river on London Road would be particularly appealing, offering guests picturesque views and convenient access to river taxis leading to Springfield Outlet Centre. This prime location ensures a steady flow of guests, especially those looking to explore the town's charm and the outlet's amenities.

Investing in an HMO

Alternatively, converting the property into a House in Multiple Occupation (HMO) could be a wise investment. Spalding's central location and amenities attract a diverse population, including students, professionals, and workers in the agricultural sector. An HMO can offer flexible and affordable living options, meeting the needs of those looking for convenient and well-located housing. The property's proximity to the town centre and transport links, combined with its scenic river views, would make it highly desirable for potential tenants. (This is all subject to change and getting a license)

### Additional Information

#### PLEASE NOTE:

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

### Verified Material Information

Tenure: Freehold

Council tax band: Business Rates

Annual charge: None

Property construction: Brick

Electricity supply: Scottish Power

Solar Panels: None

Other electricity sources: None

Water supply: Anglian Water

Sewerage: Mains drainage

Heating: Gas Central Heating

Heating features:

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE and Three is Likely over Voice and Data. O2 is Likely over Voice but Limited over Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone are all Likely over Voice and Data.

Parking: No Parking

Building safety issues:

Restrictions:

Public right of way: Right away downside of properties to the side gate

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 relevant planning in the area.

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

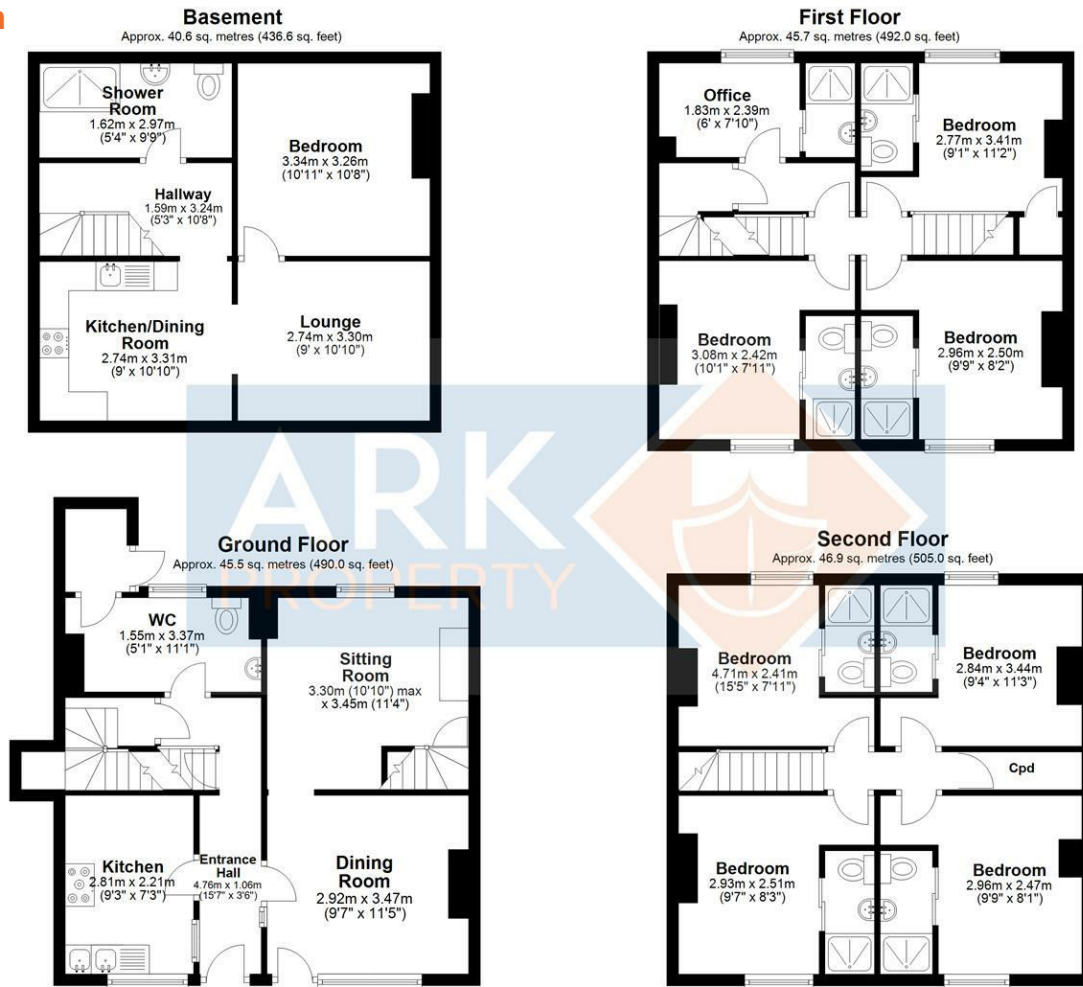
Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

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

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. 178.7 sq. metres (1923.7 sq. feet)

**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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