



1 Laburnum Grove, Spalding, PE11 2LX

£175,000

- Three Bedrooms
- Modern Kitchen and Utility Room
- Gas Central Heating
- No Onward Chain
- Close by to Spalding Town Centre
- Generous Sized Rear Garden
- Garage and Ample Off Road Parking
- EPC Rating: D
- Council Tax Band: A
- Viewing is Highly Advised!

No Forward Chain !!! Conveniently located close to town, this property is in a quiet area and features a larger than standard rear garden, lovely kitchen, recently installed boiler and garage with electric door.....sounds good ? Why not book your viewing and see for yourself ?

Entrance Hallway 12'8" x 5'11" (3.87 x 1.81)



Upvc window to front aspect. Door to front aspect. Radiator. Stairs to first floor landing. Carpeted. Understairs storage cupboard.

Living Room 12'8" x 13'4" (3.87 x 4.07)



Upvc window to front aspect. Radiator. Gas fire. Carpeted.

Kitchen Diner 9'7" x 19'8" (2.93 x 6.00)



Two Upvc windows to rear aspect. Base and wall units with worksurface over. Integrated fridge. Space for Rangecooker with extractor over. Radiator. Vinyl flooring. Stainless steel sink with

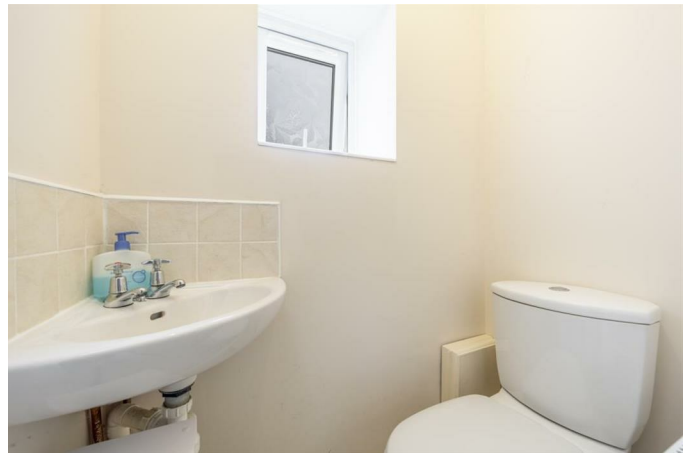
drainer and mixer tap over. Part tiled splashback walls. Part glazed door to rear lobby.

Utility Room 12'6" x 6'9" (3.82 x 2.08)



Upvc window to rear aspect. Base and wall units with worksurface over. Stainless steel sink with drainer and mixer tap over. Part tiled splashback walls. Space for fridge freezer and washing machine. Vinyl flooring. Wall mounted boiler.

Cloakroom



Upvc window to side aspect. Toilet. Wash hand basin with part tiled splashback. Vinyl flooring.

First Floor Landing 8'11" x 8'2" (2.74 x 2.50)

Loft access.

Bedroom One 12'9" x 10'7" (3.90 x 3.25)



Upvc window to front elevation. Carpeted. Radiator.

Bedroom Two 9'7" x 12'11" (2.93 x 3.94)



Upvc window to rear elevation. Carpeted. Radiator.

Bedroom Three 7'10" x 8'8" (2.40 x 2.66)



Upvc window to front elevation. Carpeted. Radiator.

Shower Room 5'5" x 6'4" (1.66 x 1.95)



Upvc window to rear elevation. Shower cubicle. Toilet. Wash hand basin. Extractor fan. Wall mounted mirror with light over. Carpeted.

Garage 23' x 10'2" (7.01m x 3.10m)

Door opening measurements - (2.4m width x 1.9m high)

External garage dimensions - (3.2m x 7.4m)

Electric up and over garage door. Power and lighting. Personnel door.

Front Garden

The front features a gravel driveway with vehicular gates, offering additional off-road parking and access to a single garage. The lawn is bordered by a brick wall and hedging.

Rear Garden



The enclosed rear garden features a well-maintained lawn and a patio area, perfect for seating and entertaining. It also includes a gravelled section, mature trees, and shrubbery. Additionally, there is a garden greenhouse.



Property Postcode

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

Verified Material Information

Tenure: Freehold
 Council tax band: A
 Annual charge: None
 Property construction: Brick
 Electricity supply: British Gas
 Solar Panels: No
 Other electricity sources: None
 Water supply: Anglian Water
 Sewerage: Mains Drainage
 Heating: Gas Central Heating
 Boiler was installed in 2010
 Heating features: None
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
 Mobile coverage: As stated by Ofcom, Indoor - EE, Three and Vodafone is 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: Driveway and Single Garage
 Building safety issues: None
 Restrictions: No
 Public right of way: No
 Flood risk: Rivers and Sea - Medium. Surface Water - Low.
 Coastal erosion risk: No
 Japanese Knotweed: No
 Planning permission: Please refer to SHDC planning portal for any relevant planning applications in the area.
 Accessibility and adaptations: No
 Coalfield or mining area: No
 Energy Performance rating: D

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.

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.

Ark Property Centre

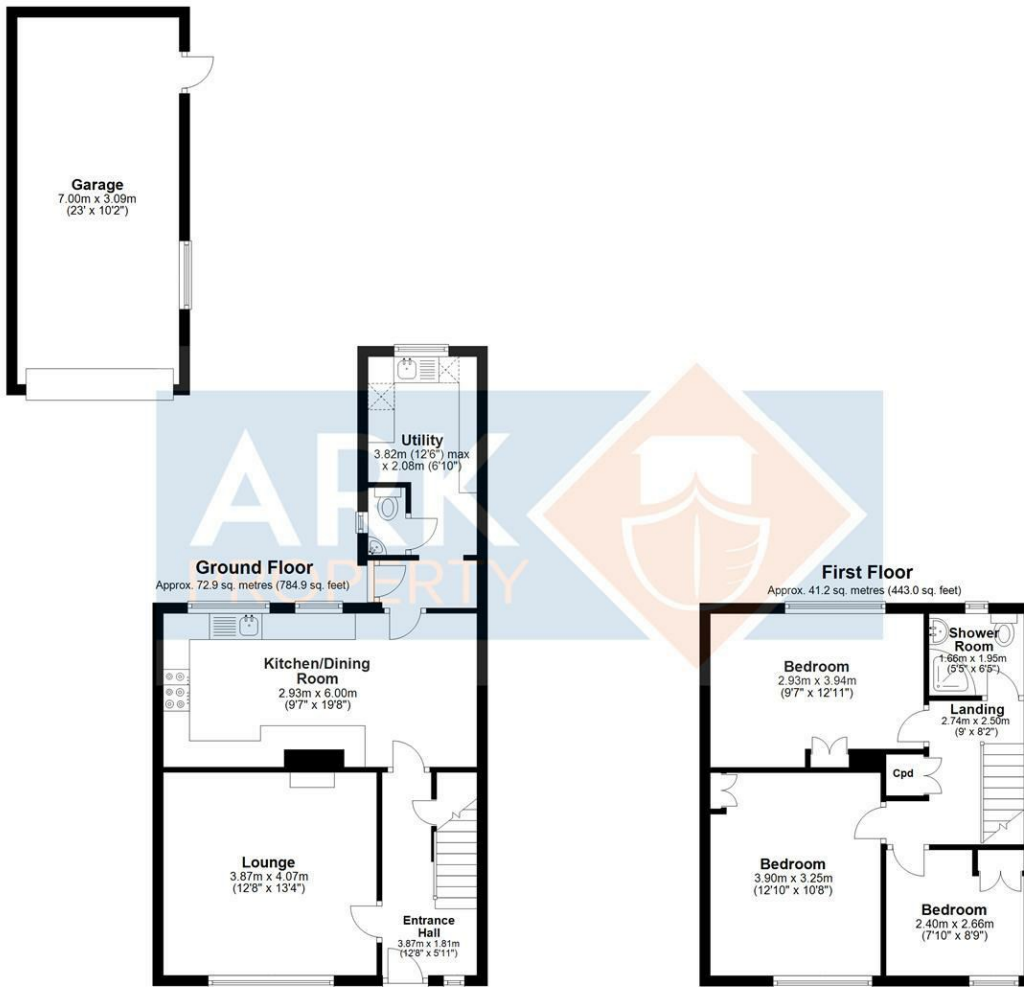
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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.

Floor Plan

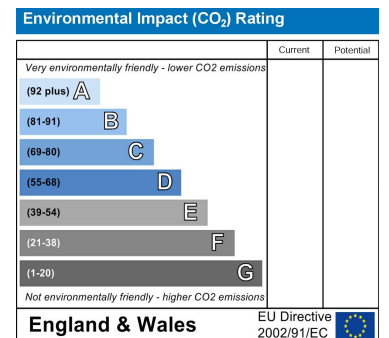
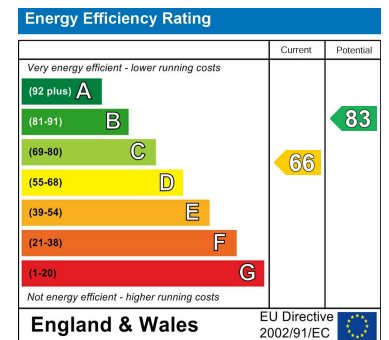


Total area: approx. 114.1 sq. metres (1227.9 sq. feet)

Area Map



Energy Efficiency Graph



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