



## 12 Tyne Close, Spalding, PE11 3DN

**£210,000**

- Three Bedroom Townhouse
- Popular Location
- Great Condition Throughout
- Ensuite To Bedroom One
- Kitchen With Integrated Appliances
- Enclosed Rear Garden
- Allocated Parking For Two Cars
- No Onward Chain
- Council Tax Band: C
- EPC: B

This modern three-bedroom townhouse, located in a sought-after area of Spalding, is a must-see. Impeccably presented and ready for immediate move-in with no onward chain, the property boasts off-road parking, a stylish ensuite, and an inviting enclosed rear garden perfect for outdoor relaxation. A fantastic opportunity to secure a contemporary home in a prime location!

**Entrance Hall 16'6" x 6'2" (5.05m x 1.90m)**



Composite glazed entrance door with matwell, vinyl flooring, radiator, stairs to first floor landing with under stairs storage cupboard. Doors to kitchen, WC and lounge.



**W.C 6'4" x 3'6" (1.94m x 1.07m)**



Skimmed ceiling with extractor fan, vinyl flooring, radiator, close coupled toilet with push button flush, pedestal wash hand basin with chrome mixer tap over and tiled splashback.

**Kitchen 8'6" x 11'10" (2.61m x 3.62m)**



PVCu double glazed window to front, skimmed ceiling with extractor fan, vinyl flooring. Fitted with a matching range of base and eye level units with roll edge work surfaces and splashbacks, four ring gas hob with integrated oven and grill under and extractor hood over, 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap over, integrated fridge freezer, integrated dishwasher built in washing machine.

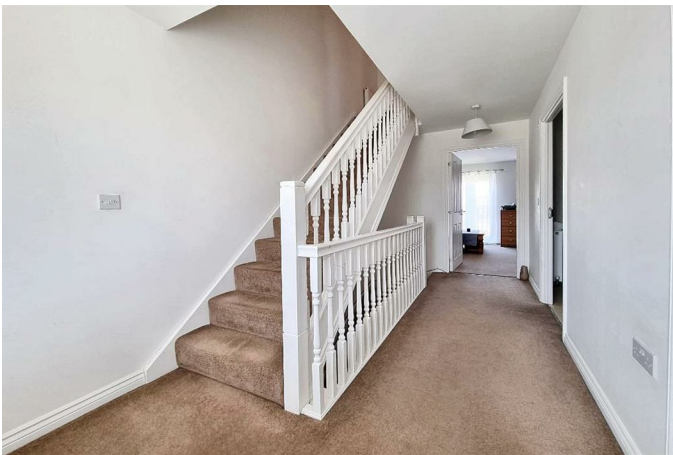


**Lounge 15'4" x 11'10" (4.68m x 3.61m)**



PVCu double glazed French doors with glazed sidelights to rear, skimmed ceiling, radiator.

**First Floor Landing 15'8" x 7'1" (4.78m x 2.18m)**



PVCu double glazed window to front, skimmed ceiling, radiator. Doors to bedrooms two, three and bathroom.



**Bedroom Two 11'9" x 15'10" (3.59m x 4.85m)**



PVCu double glazed window and French doors to rear with Juliette balcony, skimmed ceiling, radiator.

**Bedroom Three 8'7" x 9'1" (2.62m x 2.77m)**



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

**Bathroom 8'5" x 6'4" (2.58m x 1.94m)**



Skimmed ceiling with extractor fan, vinyl flooring, radiator. Fitted with a three piece suite comprising panel bath with chrome mixer tap over, close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over and tiled splashback.



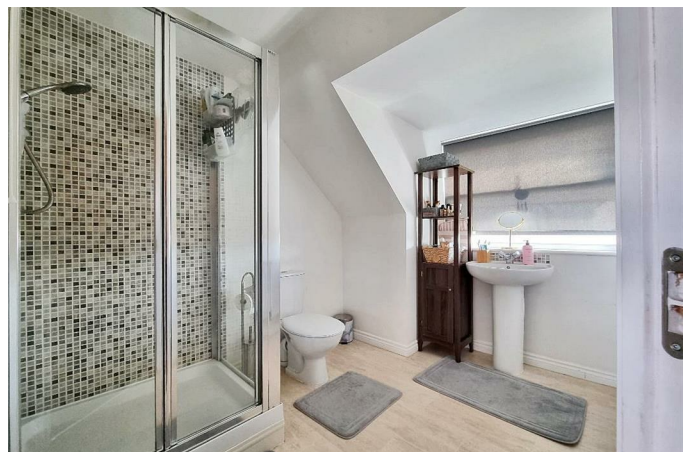
**Bedroom One 14'3" x 16'2" (4.36m x 4.93m)**



Skimmed ceiling with twin Velux style windows and loft access, radiator, built in full height wardrobes. Door to ensuite.



**Ensuite 6'7" x 9'3" (2.03m x 2.84m)**



PVCu double glazed window to front, skimmed ceiling with extractor fan, vinyl flooring, radiator,

shaver point. Fitted shower cubicle with electric shower, close coupled toilet with push button flush, pedestal wash hand basin with chrome mixer tap over and tiled splashback.

### Outside



There is off road parking for two cars to the side of the terrace and gated access to the rear garden which is enclosed by timber fencing and laid to lawn with patio seating area. There is a timber storage shed and outside cold water tap.



### 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 3DN.

### Verified Material Information

Tenure: Freehold

Council tax band: C

Management Company: RMG - Annual Charge £100.57 (2023 charge)

Property construction: Brick, standard

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas Central Heating

Broadband: As stated by Ofcom,

Broadband type Highest available download speed  
Highest available upload speed Availability

Standard 3 Mbps 0.5 Mbps Good

Superfast --Not available --Not available Unlikely

Ultrafast 10000 Mbps 10000 Mbps

Mobile coverage: As stated by Ofcom,

Indoor:

Provider Voice Data  
EE Limited Limited  
Three Limited Limited  
O2 Limited None  
Vodafone Limited Limited

Outdoor:

Provider Voice Data  
EE Likely Likely  
Three Likely Likely  
O2 Likely Likely  
Vodafone Likely Likely

Parking: Driveway with space for two cars  
Building safety issues: None  
Restrictions: None  
Public right of way: None  
Flood risk: Zone Three - Environment Agency  
Coastal erosion risk: None  
Japanese Knotweed: None  
Planning permission: None  
Accessibility and adaptations: None  
Coalfield or mining area: No  
Energy Performance rating: B

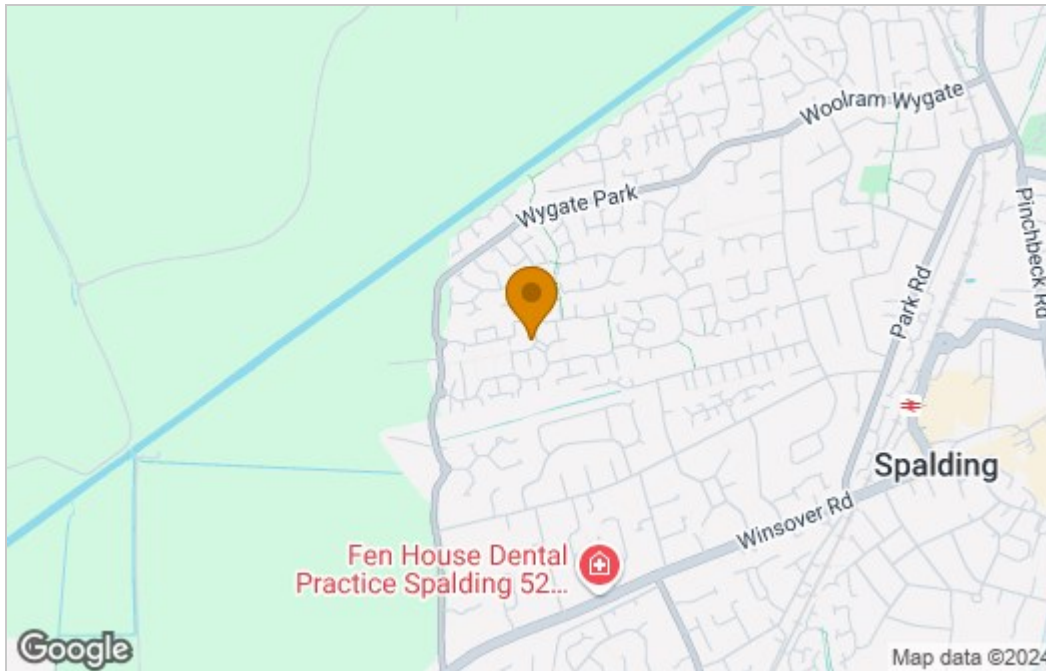
### **Viewing Arrangements**

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



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

## Energy Efficiency Graph

