



10 Middle Road, Spalding, PE12 6TW

£343,000

- Extended Family Home
- Wrap Around Garden
- Tandem Garage
- Village Setting
- Easy Access to Amenities
- Newly Fitted Kitchen
- 3 Receptions Rooms
- No Forward Chain
- Neutral Decor
- Book Your Viewing Today

Are you searching for the perfect home for your growing family? This extended family home is sure to tick all the boxes. With four generously sized double bedrooms, spacious reception rooms, and a newly fitted kitchen, this property offers everything you need for comfortable living. Plus, it comes with the added benefit of no forward chain. Don't miss out, book your viewing today!

Porch 3'5" x 5'10" (1.05 x 1.78)

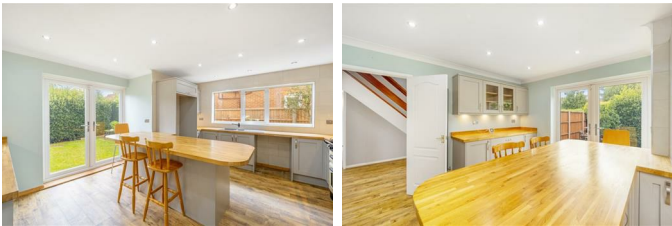
Entrance door and Upvc door to front aspect. Door to entrance hallway.

Entrance Hall 11'11" x 7'2" (3.65 x 2.20)



Stairs to first floor landing. Wooden flooring. Radiator. Spot lighting.

Kitchen Breakfast Room 15'0" x 15'10" (4.58 x 4.83)



Upvc french doors to front aspect. Upvc window to side aspect. Base and wall units with work surface over. Part tiled walls. Brakfast bar. Sapce for Range Master Cooker (Negotiable) with extractor hood over. Composite sink with drainer. Space for washing machine or dishwasher. Space for American style fridge freezer. Wood effect flooring. Spot lighting. Radiator.



Lounge 15'6" x 11'9" (4.74 x 3.59)



Upvc window to front aspect. Radiator. Carpeted. Arch through to study area. Wall lighting.

Study 6'6" x 8'4" (1.99 x 2.56)



Upvc window to rear aspect. Carpeted. Radiator.

Family Room 11'10" x 19'5" (3.63 x 5.92)



Upvc window to side and rear aspect. Carpeted. Spot lighting. Open fire with brick surround and mantle piece.

Cloakroom



Upvc window to rear aspect. Toilet. Wash hand basin set in vanity unit. Tiled walls.

Lean to / Utility 5'5" x 7'9" (1.67 x 2.37)

Wooden windows and door to side aspect. Sapce and plumbing for washing machine.

First Floor Landing 9'10" x 7'2" (3.00 x 2.20)



Carpeted. Loft access. Spot lighting.

Bedroom One 11'10" x 15'10" (3.63 x 4.83)



Upvc window to rear elevation. Carpeted. Radiator. Built in wardrobes.

Bedroom Two 11'10" x 15'10" (3.61 x 4.84)



Upvc window to front elevation. Carpeted. Radiator.

Bedroom Three 11'10" x 11'9" (3.61 x 3.59)



Upvc window to front elevation. Carpeted. Radiator.

Bedroom Four 11'10" x 8'4" (3.62 x 2.56)



Upvc window to rear elevation. Carpeted. Radiator.

Study / Bedroom Five 5'8" x 7'2" (1.73 x 2.20)

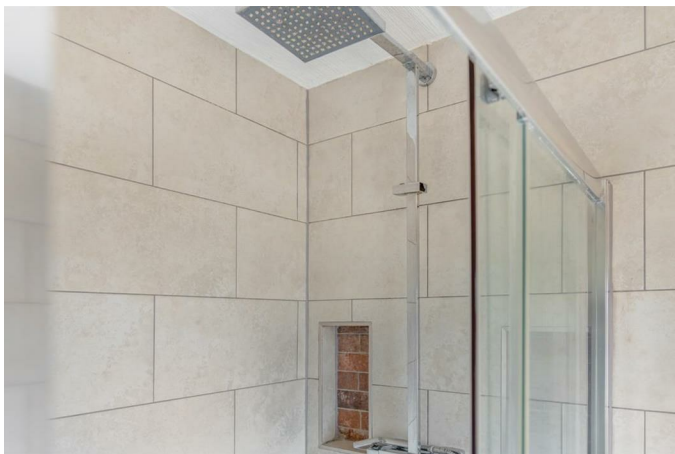


Upvc window to front elevation. Carpeted. Built in desk. Wall mounted boiler. Radiator.

Bathroom 7'10" x 8'3" (2.39 x 2.53)



Upvc window to rear elevation. Tiled walls and tiled flooring. Panelled bath with taps over. Shower cubicle with shower over. Extractor fan. Radiator. Wash hand basin set in vanity unit with storage cupboards beneath. Toilet. Wall mounted mirrored cabinets.



Garage

Door to front. Window to side. Door to rear garden. Power and lighting.

Garden



The enclosed rear garden features a lawn with a paved area, perfect for seating and entertaining. The garden is bordered by shrubs.

Property Postcode

For location purposes the postcode of this property is: PE12 6TW

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: D

Annual charge: No charges

Property construction: Brick

Electricity supply: Southern Electric

Solar Panels: Yes

There are 18 Solar Panels on the roof.

They belong to a company called A Shade Greener.

The current vendors get the electricity the Panels produce for free.

Any electricity the Panels produce that the current vendors do not use goes into the national grid and A Shade Greener gets paid for this.

A Shade Greener has full responsibility for the maintenance and upkeep of the panels and any damage they may cause.

They rent the roof space for 25 years.

The panels were installed about 2014.

Other electricity sources: None

Water supply: Anglian Water

Sewerage: Septic Tank - Last emptied in June 2024

Heating: Gas Central Heating

Heating features: Open gas fire in lounge.

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

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: Driveway and Wood Garage/Workshop

Building safety issues: None

Restrictions: None

Public right of way: No

Flood risk: Surface Water - Low. Rivers and the Sea - 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: B

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.

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

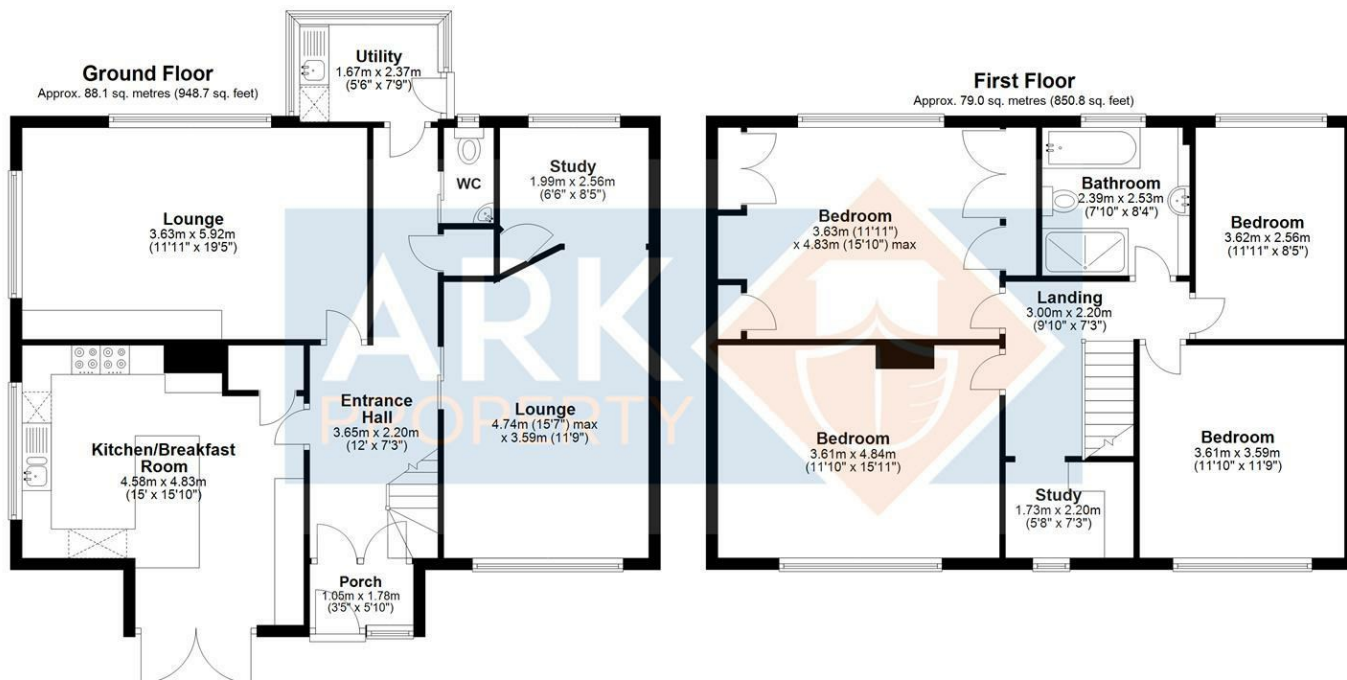
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

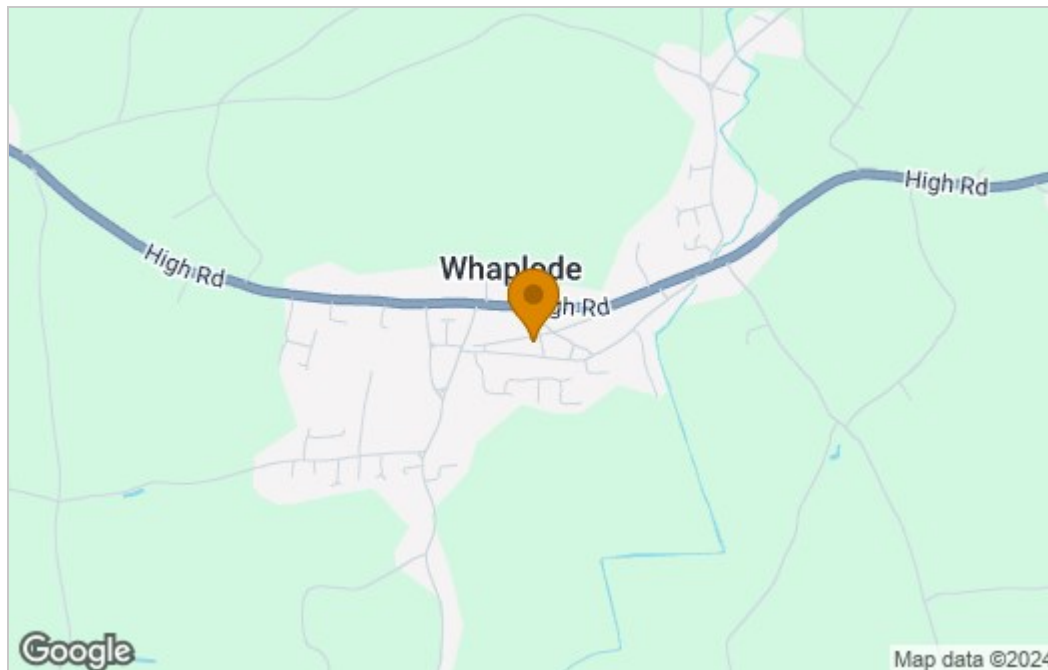
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Floor Plan

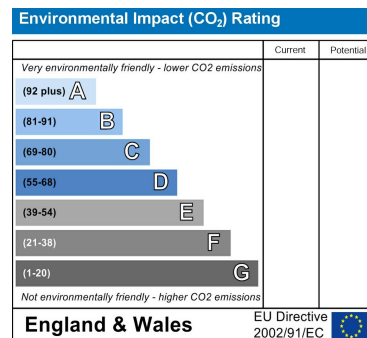
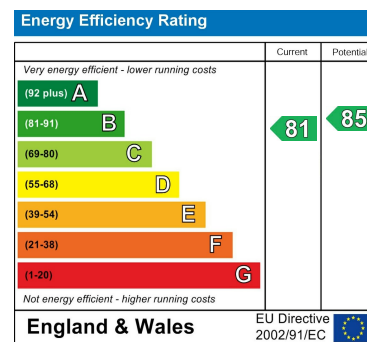


Total area: approx. 167.2 sq. metres (1799.5 sq. feet)

Area Map



Energy Efficiency Graph



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