



## 104 Brownlow Crescent, Spalding, PE11 3XD

**£170,000**

- Well presented throughout
- Ample off road parking
- Separate dining room
- Popular village setting
- Two double bedrooms
- Lovely low maintenance rear garden
- Modern interior
- Cul de sac location

Nestled in the sought after village of Pinchbeck, this well-maintained 2 bedroom property offers more space than your typical two bed. With generously sized double bedrooms and 2 reception rooms, every part of this home is well proportioned, inside and out. The property boasts a large frontage and a spacious rear garden with a picturesque view of the village's iconic water tower.

Interested? Call us to arrange a viewing!

**Entrance Hall**

Wood effect laminate flooring. Upvc door to front aspect. Stairs to first floor landing. Radiator.

**Dining Room 8'11" x 10'11" (2.72 x 3.34)**



Upvc door to front aspect. Wood effect laminate flooring. Radiator.

**Kitchen 10'10" x 6'10" (3.32 x 2.09)**

Upvc window to side and rear aspect. Upvc door to side aspect. Base and wall units with work surface over. Space and plumbing for washing machine. Space for fridge freezer. Partially tiled splashback wall. Wood effect laminate flooring.

**Lounge 10'11" x 11'11" (3.33 x 3.64)**



Upvc window to rear aspect. Radiator. Wood effect laminate flooring. Electric Fire inset to wall.

**Landing**

Upvc window to side elevation. Carpeted. Radiator. Loft access which is fully boarded. Airing cupboard.

**Bedroom One 19'4" x 8'11" (5.90 x 2.73)**



Two Upvc windows to front elevation. Carpeted. Radiator.

**Bedroom Two 10'11" x 10'6" (3.34 x 3.21)**



Upvc window to rear elevation. Carpeted. Radiator.

**Bathroom 7'1" x 4'11" (2.16 x 1.52)**



## Outside



The property features a block paved driveway with a path that leads to the front door, alongside an additional gravelled area to the side for extra parking. A side gate provides access to the rear garden, which is fully enclosed by fencing. The rear garden includes outdoor storage, a patio ideal for seating and entertaining, and a well maintained lawn area.

### Property Postcode

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

### Verified Material Information

Tenure: Freehold  
 Council tax band: A - SHDC  
 Annual charge: No charge  
 Property construction:  
 Electricity supply: EDF Energy  
 Solar Panels: No  
 Other electricity sources: None  
 Water supply: Anglian Water  
 Sewerage: Mains Drainage  
 Heating: Gas Central Heating  
 Heating features: None  
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
 Mobile coverage: As stated by Ofcom, Indoor - EE, O2 and Vodafone is Likely over Voice and Data. Three is Likely over Voice but Limited over Data.  
 Mobile coverage: As stated by Ofcom, Outdoor - EE, O2, Three and Vodafone is all Likely over Voice and Data.

Parking: Driveway  
 Building safety issues: No  
 Restrictions: No  
 Public right of way: No  
 Flood risk: Surface Water and Rivers and the Sea - Medium  
 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: To follow.

### 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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan



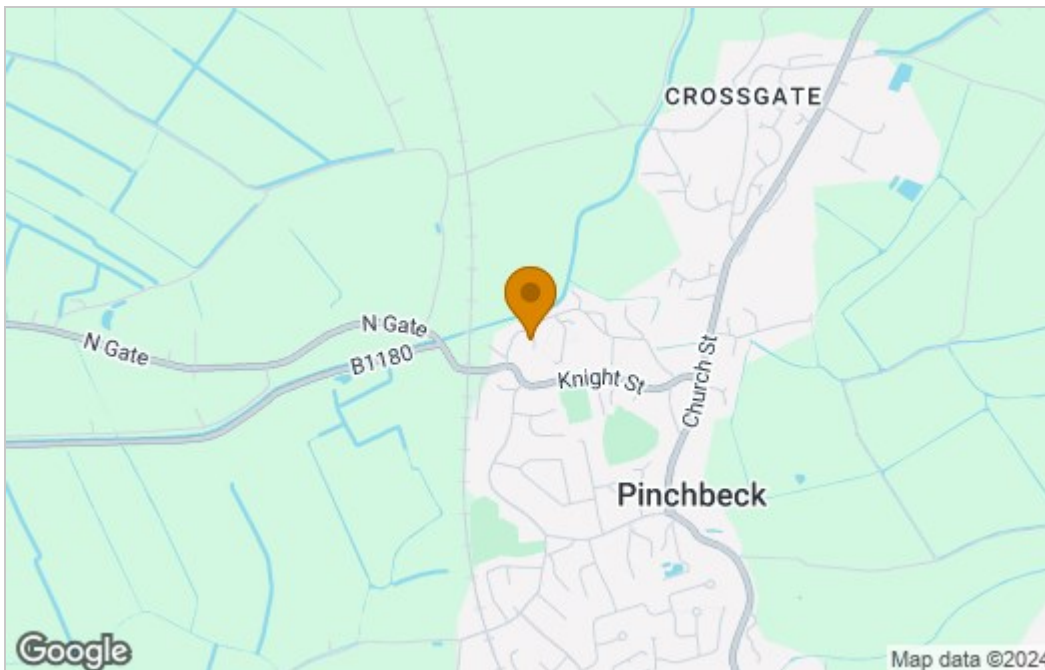
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



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Energy Efficiency Graph

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

