



11 Park Avenue, Spalding, PE11 1QU

£235,000

- Three-bedroom semi-detached home
- Recently refitted modern kitchen
- Newly updated bathroom with contemporary fixtures
- Freshly decorated throughout with stylish décor
- Beautifully landscaped garden
- Charming timber summer house in the garden
- Perfect for modern family living
- External Insulation And Brick Slips
- Patio seating area ideal for outdoor entertaining
- Viewing Essential

This beautifully presented three-bedroom semi-detached home has undergone a comprehensive scheme of improvements, making it an ideal choice for modern family living. The property boasts a newly refitted kitchen and bathroom, refreshed décor throughout, and a tastefully landscaped garden featuring a spacious patio seating area and a charming timber summer house. With its blend of contemporary updates and comfortable living spaces, this home is ready to move into and enjoy.

Entrance Hall



Double glazed entrance door to side, coving to skimmed ceiling, laminate flooring, stairs to first floor landing.

Lounge 12'10" x 11'11" (3.92m x 3.64m)



PVCu double glazed window to front, coving to skimmed ceiling, radiator, laminate flooring.



Dining Room 16'8" x 12'11" (5.09m x 3.96m)



PVCu double glazed windows to side and rear, coving to ceiling, two radiators, laminate flooring, exposed chimney breast with inset multi fuel stove.



Kitchen 13'6" x 6'8" (4.12m x 2.05m)



PVCu double glazed windows to side and rear and door to side, skimmed ceiling, laminate flooring, wall mounted mains gas central heating boiler. Fitted with a matching range of base, eye level units and worktop space. Four ring electric hob with electric oven and grill under, extractor hood over, ceramic sink and drainer with mixer tap over, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for fridge freezer.



Landing 16'9" x 5'1" (5.12m x 1.55m)



Skimmed ceiling, doors to bedrooms and bathroom.

Bedroom One 11'1" x 12'6" (3.40m x 3.82m)



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

Bedroom Two 9'6" x 10'0" (2.92m x 3.06m)



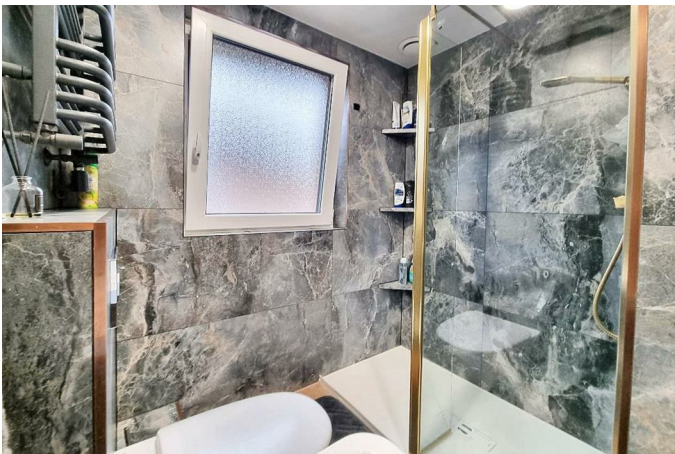
PVCu double glazed window to rear, coving to skimmed ceiling with LED light panel, radiator, laminate flooring.

Bedroom Three 12'9" x 7'2" (3.89m x 2.20m)



PVCu double glazed window to rear, coving to skimmed ceiling with LED light panel, radiator, laminate flooring.

Bathroom 7'1" x 5'8" (2.18m x 1.73m)



PVCu double glazed window to side, skimmed ceiling with recessed ceiling spotlights and extractor fan, wall mounted heated towel rail, laminate flooring, illuminated bluetooth vanity mirror, walk in shower enclosure with thermostatic bar shower riser, rainfall head and hand held shower attachment, concealed cistern toilet with push button flush and wall mounted vanity unit with built in storage and wash hand basin with mixer tap over.



Outside



There is off road parking available for up to two cars and side gated access to the rear garden.

The rear garden is tastefully landscaped and combines both hard and soft landscaping. There is a block paved courtyard area opening up to patio seating area with timber workshop with lawn beyond. The block paving continues by way of a pathway leading to the rear of the plot where there is a modern timber summerhouse.





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

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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

Verified Material Information

Tenure: Freehold

Council tax band: B

Property construction: Brick

Electricity supply: Mains - Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Mains - Anglian Water

Sewerage: Mains

Heating: Mains gas central heating

Broadband: As stated by Ofcom,

Broadband type Highest available download speed

Highest available upload speed Availability

Standard 16 Mbps 1 Mbps Good

Superfast 52 Mbps 8 Mbps Good

Ultrafast 10000 Mbps 10000 Mbps

Mobile coverage: As stated by Ofcom,

Indoor

Provider Voice Data

EE Likely Likely

Three Limited Limited

O2 Limited Limited

Vodafone Limited Limited

Outdoor

Provider Voice Data

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Parking: Driveway with parking 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: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C

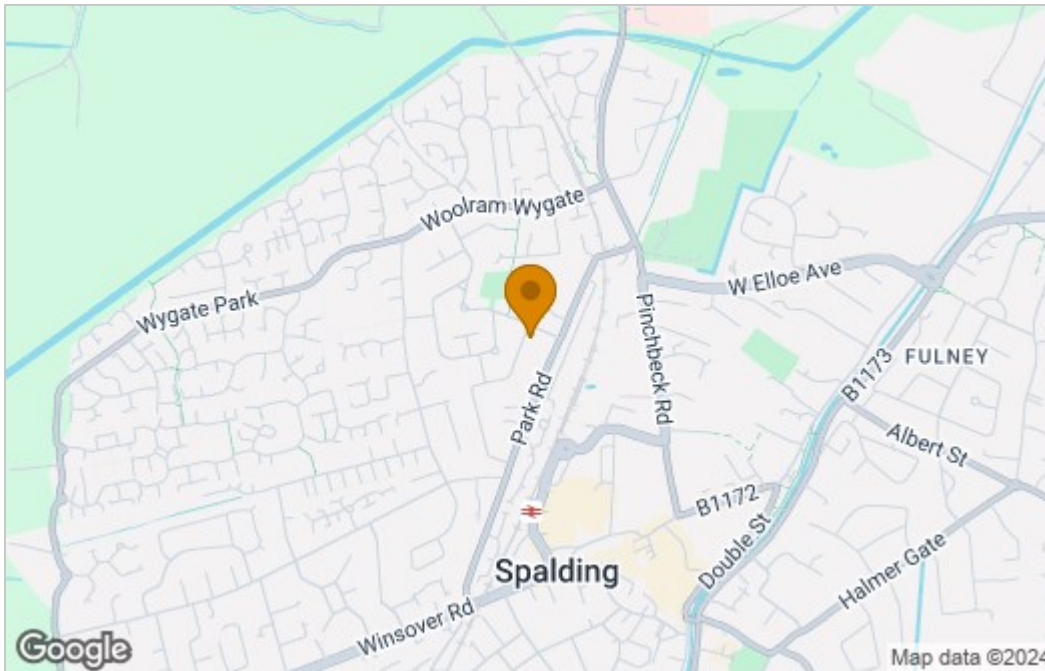
Viewing Arrangements

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.

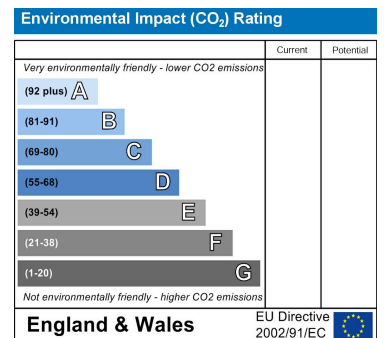
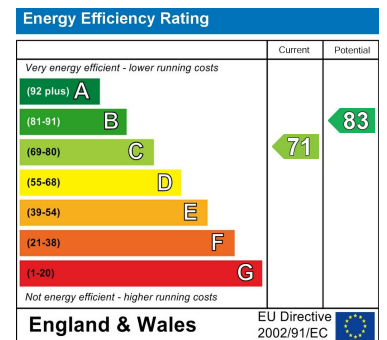
Floor Plan



Area Map



Energy Efficiency Graph



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