



48 Honeysuckle Way, Spalding, PE11 3LU

£175,000

- 3-bedroom end of terrace property in Spalding.
- Located at the end of a quiet cul-de-sac.
- Off-road parking available.
- Property is offered with no onward chain.
- Includes a downstairs cloakroom for added convenience.
- Manageable garden area at the rear.
- Comfortable and practical living space.
- Close to local amenities and schools.
- Ideal for first-time buyers or families.
- EPC: C - Council Tax Band : B

Situated at the end of a quiet cul-de-sac, this 3-bedroom end of terrace property offers comfortable living in a convenient location. The home benefits from off-road parking and is available with no onward chain, making the moving process simpler.

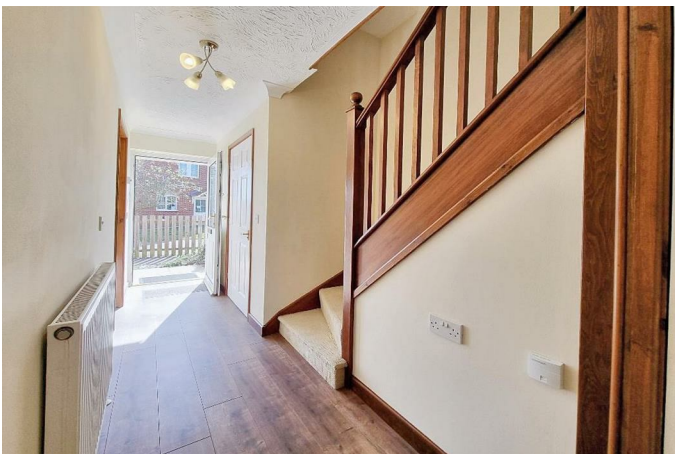
The property features a downstairs cloakroom and a practical living space, along with a manageable garden area at the rear. Located close to local amenities and schools, this house is ideal for anyone looking for a home in a peaceful setting, while still being within easy reach of everything you need.

A great opportunity for a straightforward move—book a viewing today!

Entrance Hall 16'6" x 3'7" (5.04m x 1.11m)



PVCu double glazed entrance door to front, coving to textured ceiling, radiator, laminate flooring. Doors to kitchen, WC and lounge diner, stairs to first floor landing with under stairs cupboard.



WC 3'5" x 6'0" (1.05m x 1.83m)

Coving to textured ceiling, radiator, laminate flooring, fitted close coupled toilet and wall mounted wash hand basin with chrome taps over and tiled splashback.

Kitchen 8'7" x 7'3" (2.64m x 2.21m)



PVCu double glazed windows to front and side, coving to textured ceiling with recessed ceiling spotlights, radiator, laminate flooring, wall mounted mains gas central heating boiler and electric consumer unit. Fitted base and eye level units with roll edge worktops and tiled splashbacks, four ring gas hob with electric oven and grill under and extractor hood over, stainless steel sink and drainer with chrome mixer tap over. Space and plumbing for washing machine, space for fridge freezer.



Lounge Diner 16'10" x 15'11" max (5.15m x 4.87m max)



PVCu double glazed windows to side and rear and French doors opening to garden, coving to textured ceiling, two radiators, laminate flooring, capped off gas point.



Landing 10'6" x 2'9" (3.21m x 0.86m)

Coving to textured ceiling with loft access, built in airing cupboard with radiator and slatted shelving. Doors to bedrooms and bathroom.

Bedroom One 8'9" x 13'0" (2.68m x 3.98m)



PVCu double glazed windows to side and rear, coving to textured ceiling, radiator.

Bedroom Two 7'6" x 10'11" (2.31m x 3.35m)



PVCu double glazed windows to front and side, coving to textured ceiling, radiator.

Bedroom Three 7'8" x 7'6" (2.35m x 2.31m)



PVCu double glazed window to front, coving to textured ceiling, radiator.

Bathroom 5'8" x 6'8" (1.74m x 2.05m)



PVCu double glazed window to rear, coving to textured ceiling with recessed ceiling spotlights, shaver point, extractor fan, laminate flooring, radiator. Fitted panel bath with chrome taps over, pedestal wash hand basin and close coupled toilet.



Outside



The property can be found toward the end of a quiet cul de sac where there's allocated parking available for one vehicle. There is a small low maintenance front garden and a paved footpath to the front door and to the rear garden.

The rear garden is enclosed by timber fence and laid to lawn with two patio seating areas, timber deck and timber storage shed.



Additional Information

PLEASE NOTE:

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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 3LU.

Verified Material Information

Tenure: Freehold
Council tax band: B
Property construction: Brick
Electricity supply:
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains Drainage
Heating: Gas Central Heating
Heating features: None
Broadband: As stated by Ofcom,
Mobile coverage: As stated by Ofcom,

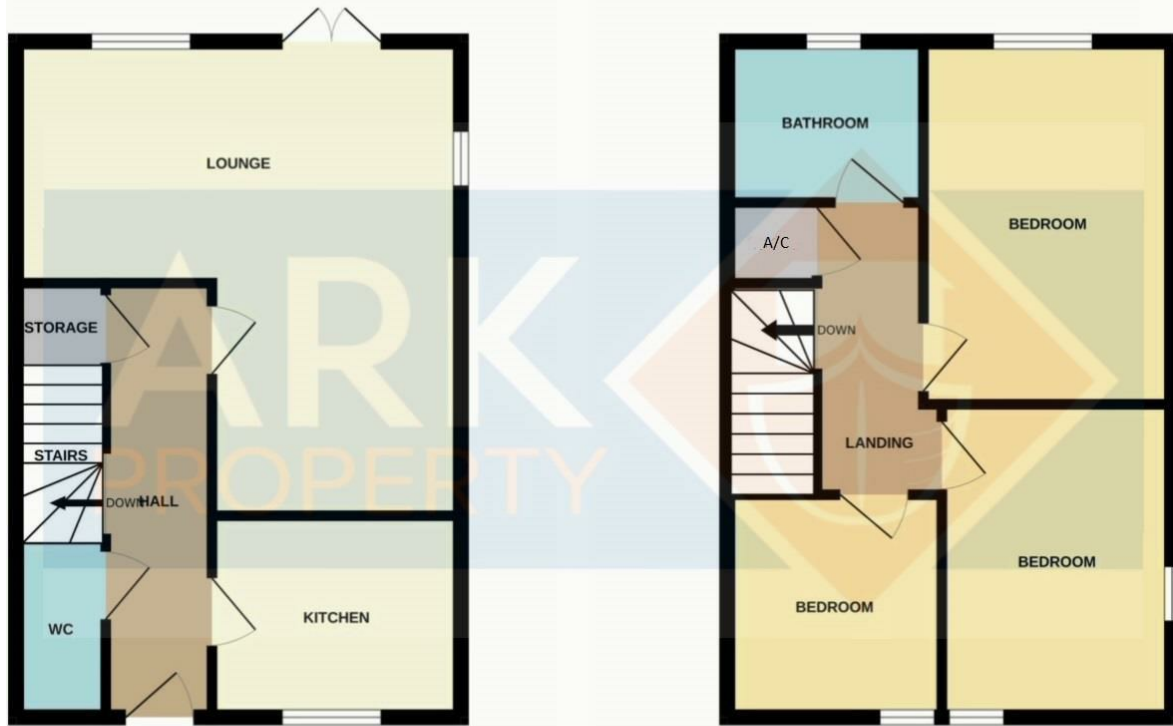
Parking:

Building safety issues: None
Restrictions: None
Public right of way: None
Flood risk: Rivers and the 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: C

Viewing Arrangements

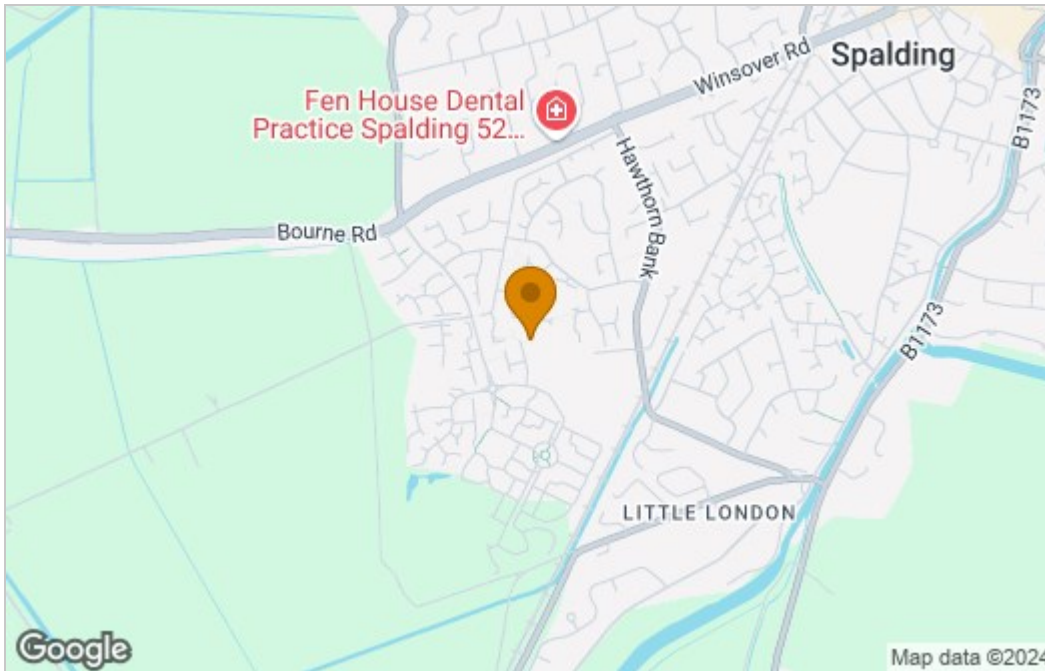
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Floor Plan

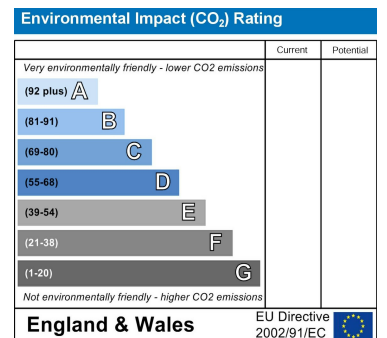
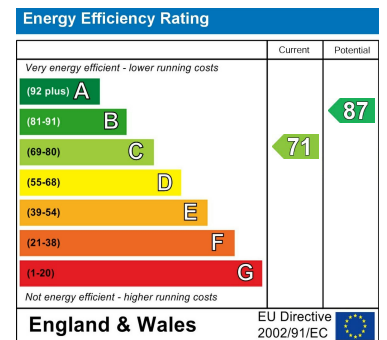


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Energy Efficiency Graph



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