



53 St. Johns Road, Spalding, PE11 1JB

£220,000

- Four Bedrooms
- Ample Parking
- Great Size Rear Garden
- Neutral Decor Throughout
- Close to Town
- No Forward Chain
- Versatile Living
- Perfect For a Growing Family

If you're searching for space close to town with excellent parking and a generous rear garden, look no further. This spacious three-storey home with four bedrooms is ready for you to move straight into and is being sold with no forward chain. Don't miss out — arrange your viewing today!

Entrance Hall



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

Cloakroom

Toilet. Wash hand basin with splashback. Vinyl flooring. Radiator. Extractor fan.

Kitchen 10'7" x 8'8" (3.24 x 2.66)



Upvc window to front aspect. Base and wall units with work surface over. Stainless steel sink with drainer. Part tiled splashback wall. Gas oven and hob with extractor over. Vinyl flooring. Radiator. Space and plumbing for washing machine.

Lounge 15'5" x 11'11" (4.72 x 3.65)



Upvc window and French doors to rear aspect. Carpeted. Radiator. Understairs cupboard.

First Floor Landing

Carpeted. Radiator. Airing cupboard.

Bedroom Two 12'0" x 8'2" (3.66 x 2.51)

Upvc window to rear elevation. Carpeted. Radiator.

Bedroom Three 10'9" x 8'2" (3.29 x 2.51)

Upvc window to front elevation. Carpeted. Radiator.

Bedroom Four/Study 7'2" x 5'8" (2.20 x 1.74)

Upvc window to front elevation. Carpeted. Radiator.

Bathroom 7'2" x 5'5" (2.20 x 1.67)

Upvc window to rear elevation. Toilet. Wash hand basin. Panelled bath.

Second Floor Landing

Carpeted.

Bedroom One 11'8" x 10'2" (3.58 x 3.10)

Skylight window to front elevation. Radiator. Carpeted.

En-Suite 9'3" x 5'3" (2.82 x 1.62)

Skylight to rear elevation. Vinyl flooring. Radiator. Shower cubicle. Wash hand basin. Toilet. Partially tiled walls.

Garage 17'7" x 9'2" (5.36 x 2.81)

Up and over door to front aspect. Power and lighting.

Front Garden

A block paved driveway offers off road parking, with a side gate providing access to the rear garden.

Rear Garden

The enclosed rear garden is primarily laid to lawn, with a patio area ideal for seating and entertaining.

Property Postcode

For location purposes the postcode of this property is: PE11 1JB

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: B

Parking: Driveway and Single Garge

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.

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.

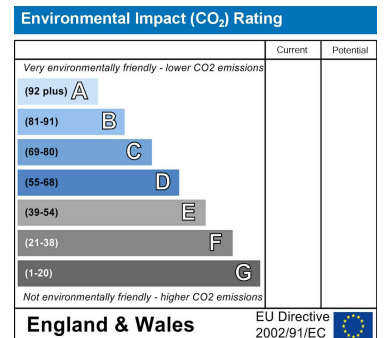
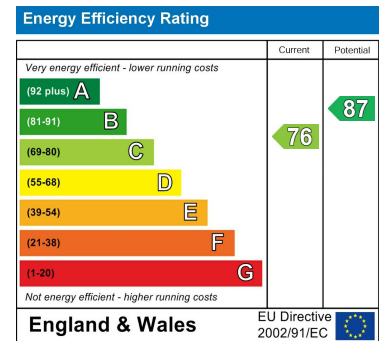
Floor Plan



Area Map



Energy Efficiency Graph



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