



1 Elizabeth Crescent, Spalding, PE11 3TE

£165,000

- Village location
- Recently been lightly re-furnished
- Modern four piece bathroom
- Neutral decor throughout
- Priced to sell
- Rural setting
- Perfect for Ftb's and Investors
- No chain !!!

Nestled in the charming rural village of West Pinchbeck, this lovely three bedroom semi detached home has recently undergone a light refresh, making it an ideal first time purchase. The property offers three bedrooms, a large family bathroom, and generously sized living areas—what's not to love? Don't miss out on this fantastic opportunity. This home is priced to sell and comes with no forward chain. Book your viewing today!

Entrance Hallway



Composite door to front aspect. Carpeted. Stairs to first floor landing. Radiator.

Cloakroom



Upvc window to side aspect. Wash hand basin set into vanity unit. Toilet. Partially tiled walls. Radiator.

Lounge Diner 20'11" x 12'7" (6.39 x 3.85)



Upvc bay window to front aspect. Upvc French doors to rear. Carpeted. Radiator. Log burner.

Kitchen 16'5" x 9'11" (5.02 x 3.03)



Upvc window to rear aspect. Glazed door to side aspect. Matching wall and base units with work surface over. Stainless steel sink with drainer. Electric oven and hob with extractor over. Laminate wood flooring. Radiator.

Rear Lobby

Upvc door to front and rear aspect. Tiled flooring. Leading to utility room.

Utility Room 8'1" x 6'0" (2.47 x 1.85)



Upvc window to rear aspect. Worktop over with space and plumbing for washing machine beneath. Space for fridge freezer and tumble dryer. Tiled flooring. Oil fired boiler.

Landing

Upvc window to side elevation. Carpeted.

Bedroom One 11'8" x 11'1" (3.58 x 3.40)



Upvc window to rear elevation. Carpeted. Radiator.

Bedroom Two 9'0" x 11'5" (2.76 x 3.48)



Upvc window to rear elevation. Carpeted. Radiator.

Bedroom Three 9'1" x 6'0" (2.77 x 1.83)



Upvc window to front elevation. Carpeted. Radiator.

Family Bathroom 8'5" x 8'7" (2.58 x 2.63)



Upvc window to rear elevation. Bath with shower extension over. Separate shower cubicle. Wash

hand basin. Toilet. Partially tiled walls and tiled flooring. Heated towel rail. Airing cupboard.

Outside



Front - Gravel driveway to side, path leading to front door and side door, fenced to one side and lawn to the other.

Rear - Two areas that had decking but have now been removed ready for the new buyers to create patio areas, lawn area and fully enclosed with fencing.

Property Postcode

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

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.

Verified Material Information

Tenure: Freehold
Council tax band: A
Annual charge: No charges
Property construction: Brick construction
Electricity supply: EON
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains drainage
Heating: Oil heating
Heating features: No
Broadband: As stated by Ofcom, Standard and Superfast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE, Three, O2 and Vodafone is None over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone is Likely over Voice and Data.

Parking: Driveway to the front

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface Water - Low. Rivers and Sea - Very 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: D

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

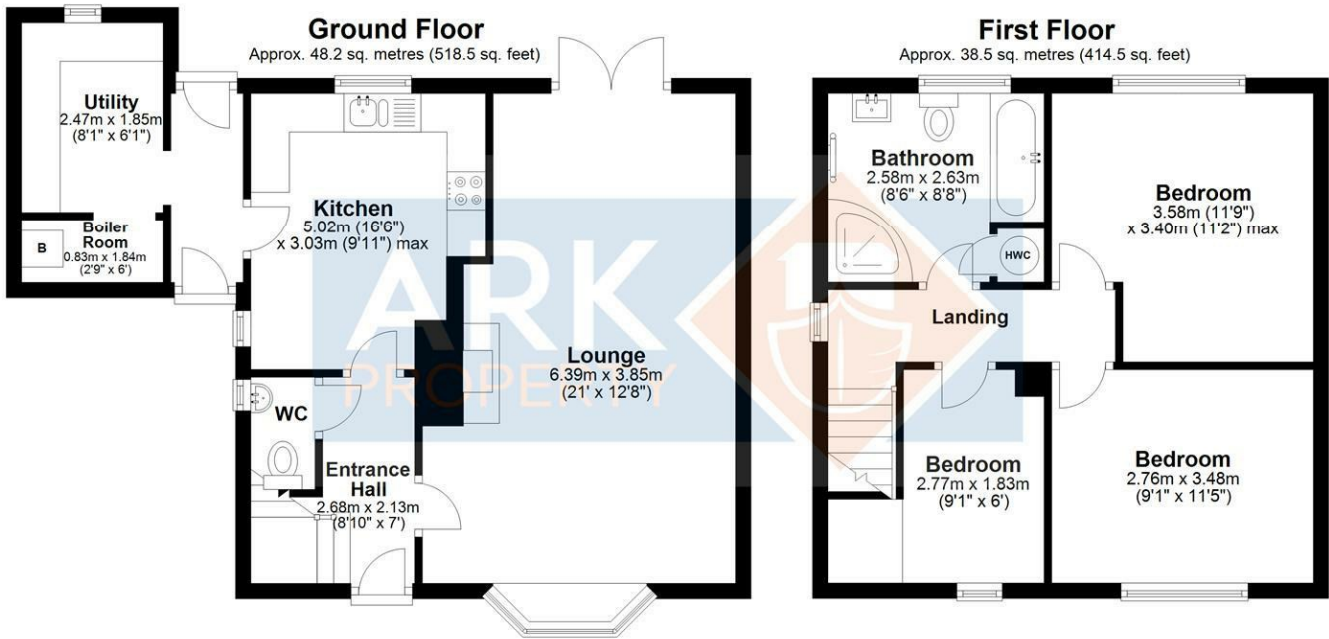
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

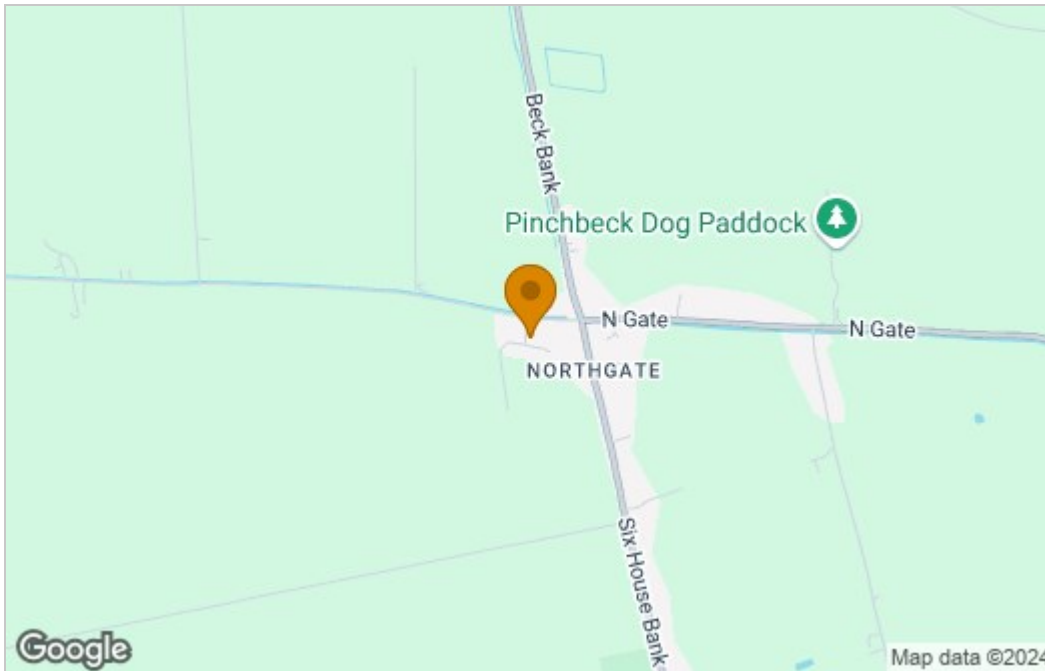
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Floor Plan

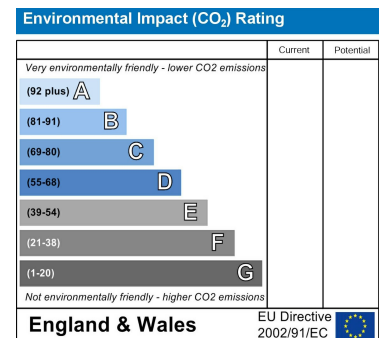
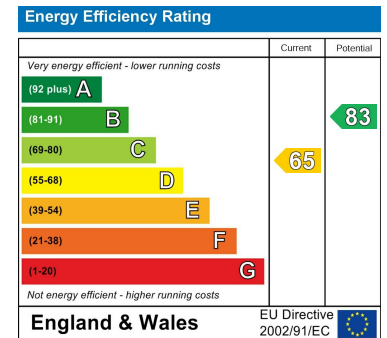


Total area: approx. 86.7 sq. metres (933.0 sq. feet)

Area Map



Energy Efficiency Graph



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