



7 Shakespeare Way, Spalding, PE11 1UZ

£249,500

- Located in a popular residential area of Spalding.
- Impressive three-bedroom, three-storey townhouse.
- Offers versatile living with spacious and adaptable floors.
- Bedroom one includes an ensuite for added luxury and convenience.
- Features a generous garden, ideal for relaxation and outdoor activities.
- Recently installed metal storage shed in the garden for added functionality.
- Two garages, including an oversized garage for valuable parking and storage.
- Ideal for families or individuals seeking flexible accommodation.

Nestled in a popular residential area of Spalding, this impressive three-bedroom, three-storey townhouse offers versatile living across three spacious floors. Bedroom one boasts an ensuite for added luxury, while the generous garden provides the perfect outdoor retreat, complete with recently installed metal storage shed. Benefiting from two garages, one being oversize for valuable parking and storage, this home blends convenience and comfort in a sought-after location. Ideal for families or those seeking flexible accommodation, it's a must-see!

Entrance Hall 9'8" x 4'2" (2.97m x 1.29m)

Glazed composite entrance door with glazed top light, laminate flooring, wall mounted electric consumer unit, stairs to first floor landing.

Snug/Office/Dining Room 10'11" x 8'11" (3.35m x 2.73m)



PVCu double glazed window to front. Coving to ceiling. Radiator.

Kitchen/Diner 15'2" x 12'3" (4.64m x 3.75m)



PVCu double glazed French doors and window to rear, coving to ceiling with recessed ceiling spotlights, tiled flooring. Door opening to pantry cupboard with wall mounted mains gas central heating boiler. Fitted with a matching range of base

and eye level units with roll edge worksurfaces and matching upstands, composite sink and drainer with chrome mixer tap over, four ring gas hob with stainless steel extractor hood over, space for fridge freezer, space and plumbing for dishwasher. Door to utility cloakroom.

Utility WC 4'5" x 8'2" (1.37m x 2.50m)



Coving to ceiling, extractor fan, tiled floor, radiator. Fitted worktop space with space and plumbing for washing machine and tumble dryer, fitted close coupled toilet with push button flush and wall mounted wash hand basin with chrome mixer tap over.

First Floor Landing 15'5" x 6'7" (4.70m x 2.01m)

PVCu double glazed window to rear, doors to bedroom one and lounge, stairs to second floor landing.

Bedroom 1 9'3" x 12'6" (2.83m x 3.83m)



PVCu double glazed window to rear, coving to ceiling, radiator. Door to ensuite.

En-suite 4'3" x 10'0" (1.30m x 3.07m)



Coving to ceiling, shaver point, vinyl flooring, extractor fan. Fitted with a three piece suite comprising shower pod with rainfall head and hand held attachment, close coupled toilet with push button flush and pedestal wash hand basin.

Lounge 8'8" x 15'11" (2.66m x 4.86m)



Two PVCu double glazed windows to front, coving to ceiling, radiator.

Second Floor Landing 12'1" x 6'2" (3.70m x 1.89m)



PVCu double glazed window to rear, coving to ceiling, radiator, built in airing cupboard. Doors to bedrooms two and three.

Bedroom 2 15'10" x 11'11" (4.85m x 3.64m)



Two PVCu double glazed windows to front, coving to ceiling, radiator.

Bedroom 3 8'11" x 7'8" (2.72m x 2.35m)



PVCu double glazed window to rear, coving to ceiling, radiator.

Bathroom 9'6" x 6'11" (2.92m x 2.13m)



Coving to ceiling with recessed ceiling spotlights, vinyl flooring, extractor fan, shaver point, wall mounted heated towel rail. Fitted with a four piece suite comprising panel bath with chrome mixer tap over, pedestal wash hand basin with chrome mixer tap over, close coupled toilet with push button flush and shower pod with rainfall head and hand held attachment.

Outside



The rear garden is enclosed by timber fence with rear gated access and a timber deck for seating, there is outside lighting, cold water tap and metal storage shed.

Garage



There are two garages included in the sale of the property, one of which is oversize giving great levels of storage for either cars, or hobbies.



Property Postcode

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

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: C

Annual Management charge: Not Aware. Please refer to your solicitor to check as some properties on the estate have a £10 monthly management charge.

Property construction: Brick Built

Electricity supply: Mains.

Solar Panels: Yes.

Other electricity sources: None.

Water supply: Mains, Anglian Water.

Sewerage: Mains

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 is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice but None over Data. Vodaphone is Limited over Voice and Data

Mobile coverage: As stated by Ofcom, Outdoor: EE, Three, O2 and Vodaphone is Likely over Voice and Data.

Parking: Two garages and allocated parking.

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B85

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

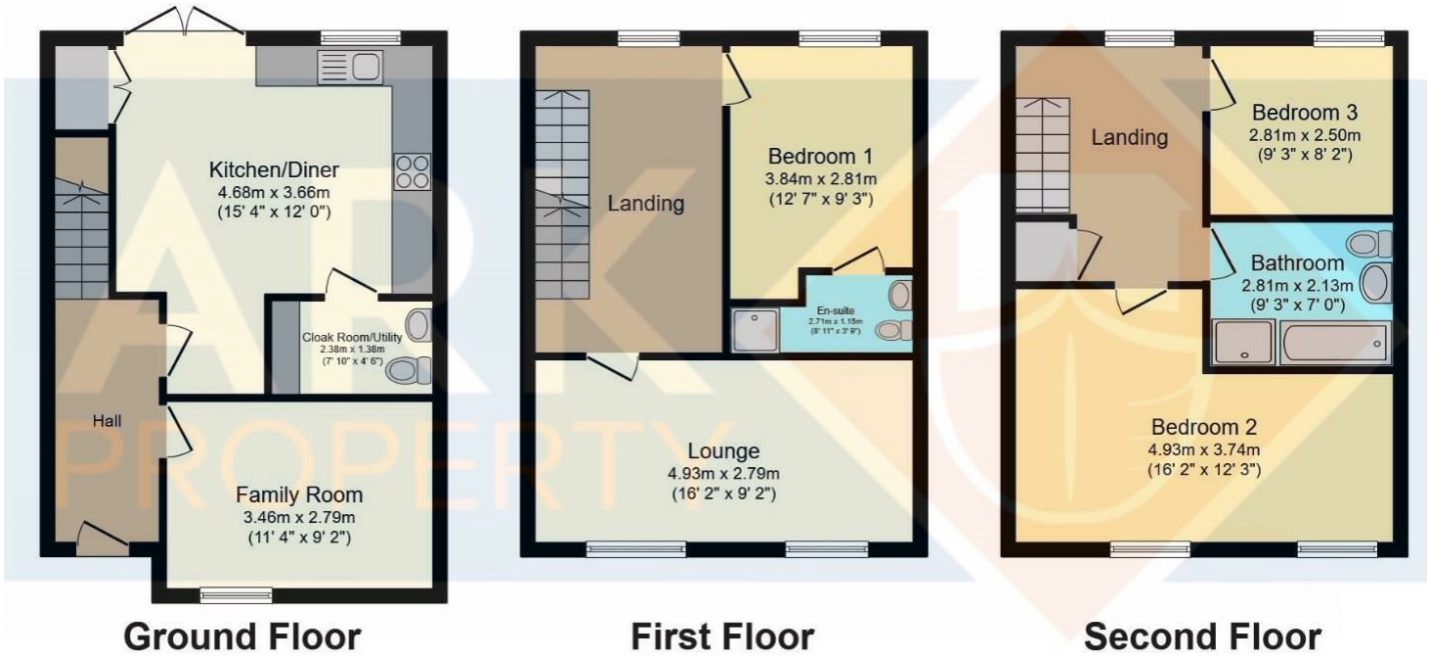
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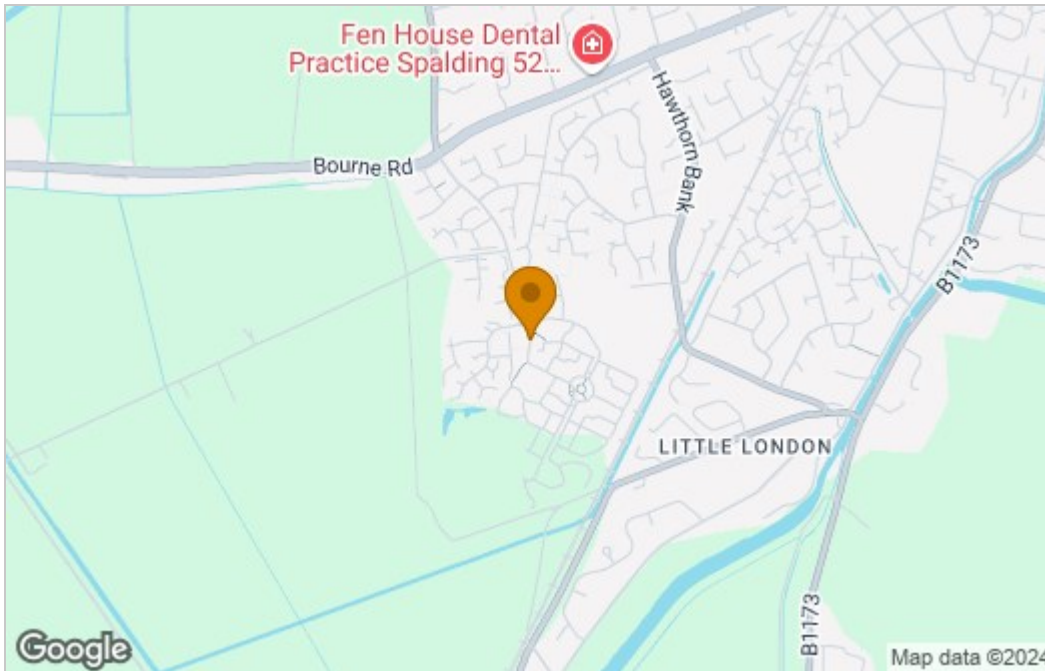
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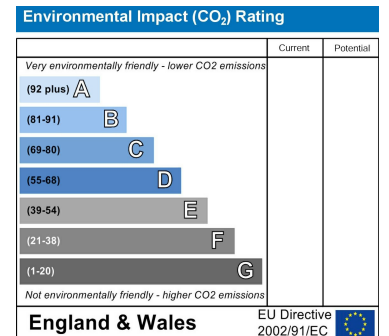
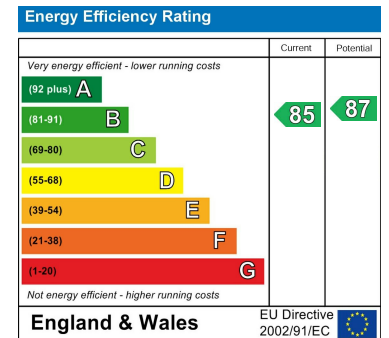
Floor Plan



Area Map



Energy Efficiency Graph



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