



34 Austendyke Road, Spalding, PE12 6BX

£240,000

- Character and charm
- Modern extension to rear
- Large open kitchen with Bi-folds leading to garden
- Quaint cottage
- Low maintenance rear garden
- Popular village setting
- Must view

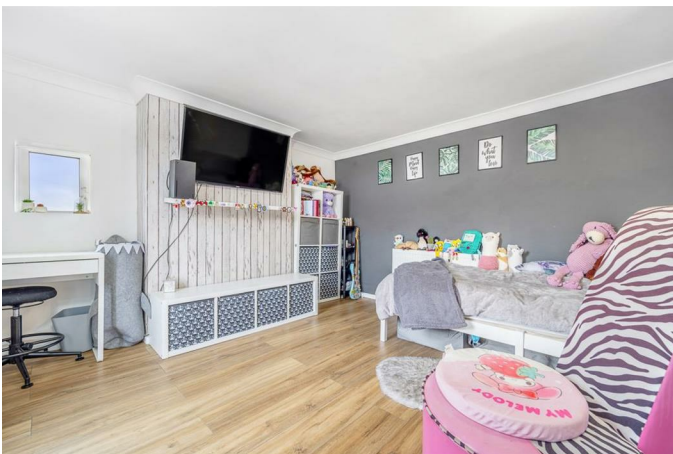
This charming two/three cottage perfectly blends character and contemporary living, with a stunning modern extension creating a spacious and versatile entertaining area at the rear. The property combines old-world charm with sleek design, offering two bedrooms upstairs and a flexible ground-floor room that can serve as either a lounge or an additional bedroom. The real highlight, however, is the lovely rear garden, complete with an enclosed decking area a peaceful retreat that invites relaxation. This unique home truly showcases how old meets new, making it a must see. Book your viewing today!

Entrance Hall 11'9" x 8'2" (3.60m x 2.51m)



Double glazed entrance door to front. Airing cupboard. Storage area.

Lounge 21'5" x 22'4" (6.54m x 6.81m)



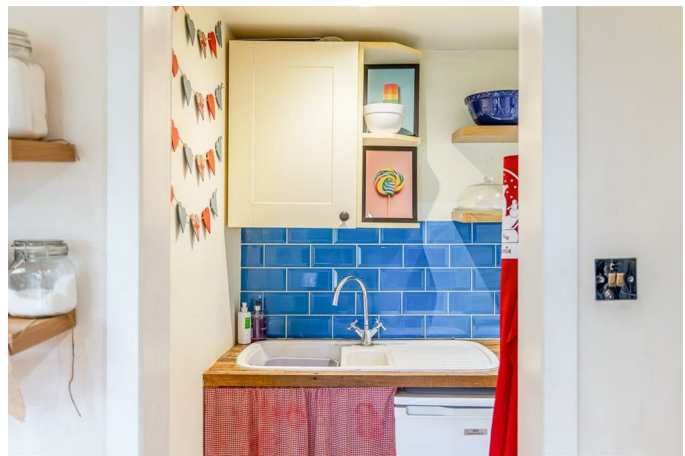
UPVC windows to front and side. Radiator. Laminate flooring. TV point.

Kitchen



Bi-fold doors to rear. Matching base and eye level units with worktops over. Tiled splash backs. Range style cooker with extractor fan over. Space for fridge/freezer. Space for dishwasher. Spot lighting. Radiator. Laminate flooring.

Utility Room 4'2" x 6'5" (1.29m x 1.97m)



Matching base units with work tops over. Tiled splash backs. Sink unit with drainer and mixer taps over. Space for washing machine. Space for tumble dryer. Laminate flooring.

Bathroom 5'5" x 9'4" (1.66m x 2.87m)



UPVC window to side. Panelled bath with shower over. Wash hand basin with vanity unit. WC. Fully tiled walls. Heated towel rail.

Landing



Carpeted.

Bedroom 1 11'9" x 11'9" (3.60m x 3.60m)



UPVC window to front. Radiator. Carpeted.

Bedroom 2 11'7" x 8'1" (3.55m x 2.48m)



UPVC window to front. Radiator. Carpeted.

Outside



Front: Gravel driveway leading to tandem garage with off road parking for several vehicles.

Rear: Enclosed by timber fencing. Laid to lawn. Shrub and hedgerow borders. Outdoor seating area.

Tandem Garage 25'7" x 7'8" (7.80m x 2.36m)

Vehicular door. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE12 6BX

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: A

Annual charge: No

Property construction: Rendered brick built

Electricity supply: Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: LPG Heating

Heating features: No

Broadband: As stated by Ofcom, Standard and Superfast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is None over Voice and Data. Three is None over Voice and Data. O2 is Limited over Voice and None

over Data. Vodafone is Limited over Voice but None over Data.

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

Parking: Driveway and Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: F35

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.

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

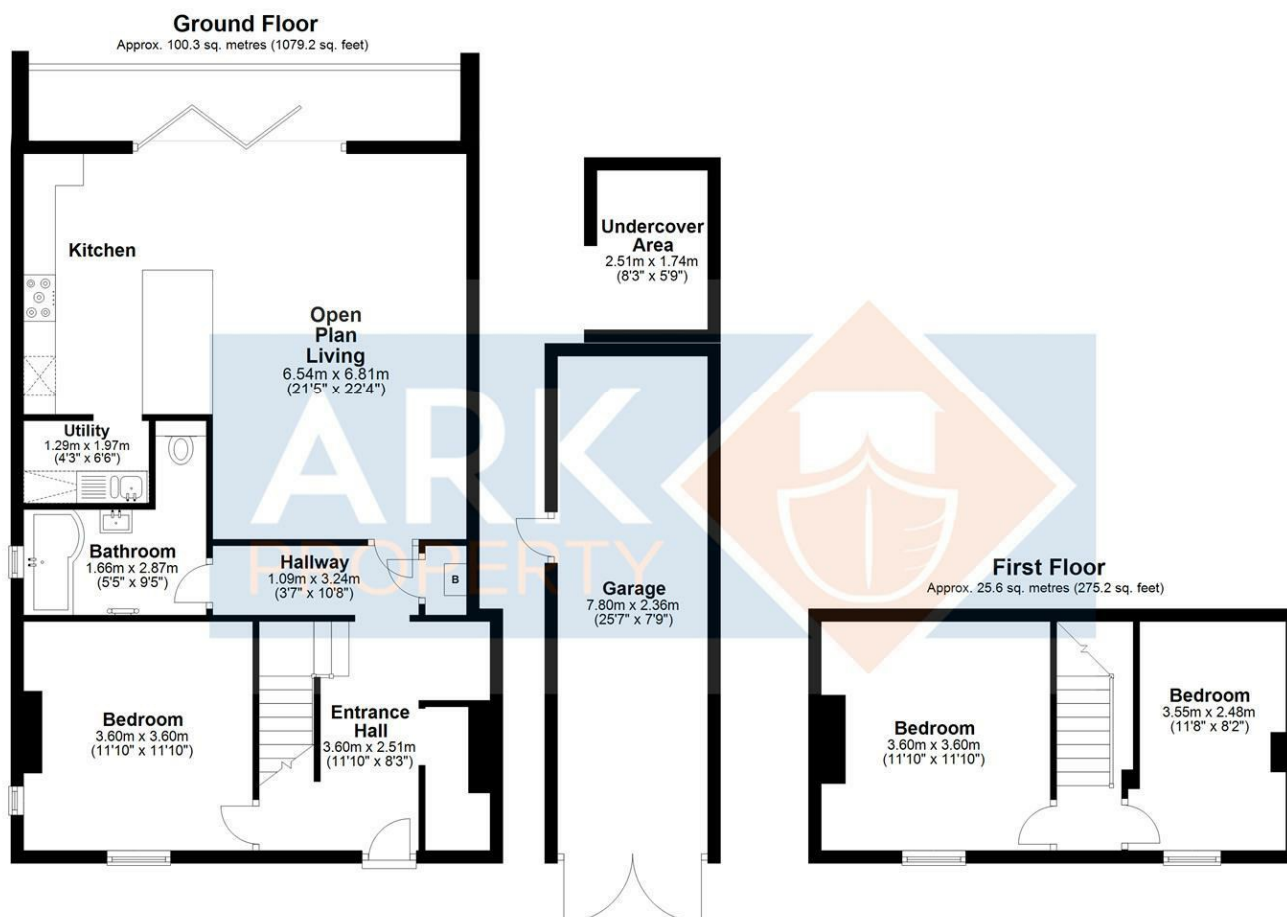
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

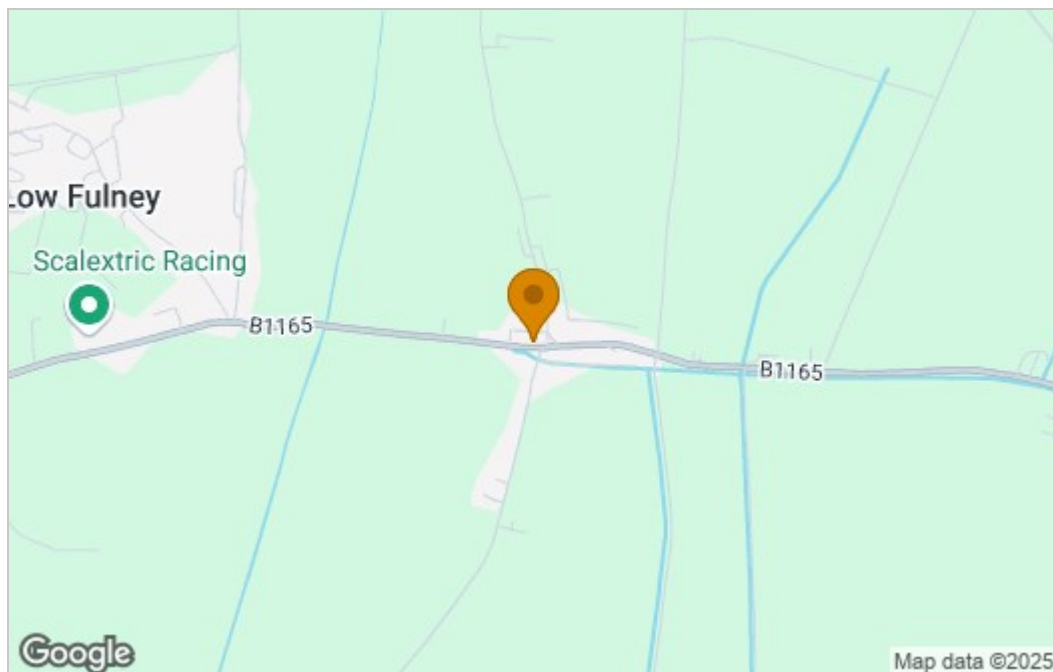
Floor Plan



Total area: approx. 125.8 sq. metres (1354.5 sq. feet)

Floor plan created by Matte Black Media.

Area Map



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Energy Efficiency Graph

