



96 St Thomas Road, Spalding, PE11 2YW

£275,000

- Close proximity to town
- Full of character and charm
- Built late 1800s
- Driveway to side with EV charging point
- Three reception rooms
- Tastefully decorated throughout
- Spacious rooms
- Modern kitchen
- Approximately 1280 sq ft

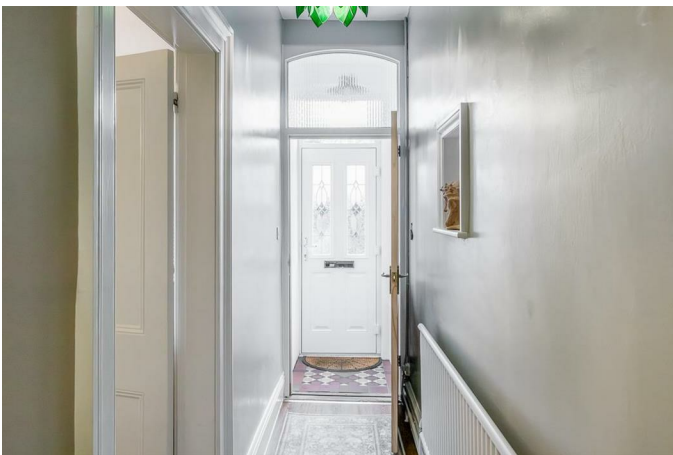
Welcome to St Thomas Road! Built in the late 1800s, this stunning property exudes period charm while boasting modern comforts that cater to contemporary lifestyles.

Step inside, and you'll be greeted by original features, including beautiful tiling, soaring high ceilings, and cosy log burner, all seamlessly paired with stylish updates throughout. With three spacious reception rooms, this home offers versatile spaces perfect for entertaining, relaxing, or working from home. The three well-proportioned bedrooms ensure ample room for the whole family.

Conveniently located within easy access to the town centre, this property is a rare gem that stands out for its timeless appeal and practicality.

Don't miss out – book your viewing today!

Entrance Porch



UPVC door to front. Original tiled flooring.

Entrance Hall

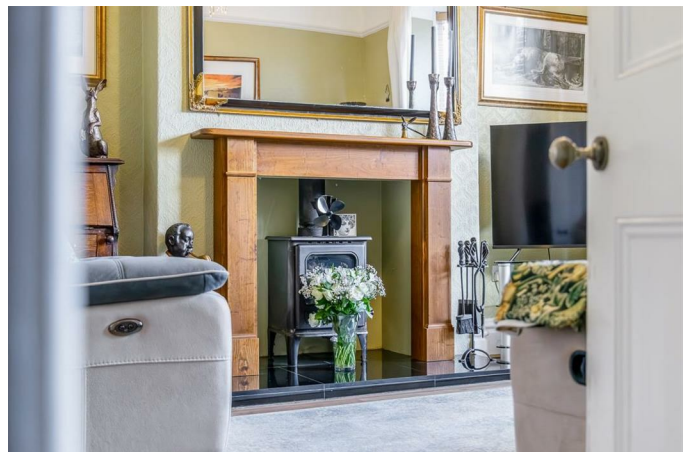


Woodpecker wood effect flooring. Radiator. Stairs to first floor landing. Understairs storage cupboard.

Lounge 14'6" by 12'1" (4.42m by 3.68m)



UPVC bay fronted window. Television point. Log burner with black granite hearth and wooden surround. Picture rail. Ceiling rose. Radiator. Wood effect laminate flooring.



Home Office/Dining/Family Room 11'10" x 10'0" (3.63 x 3.05)

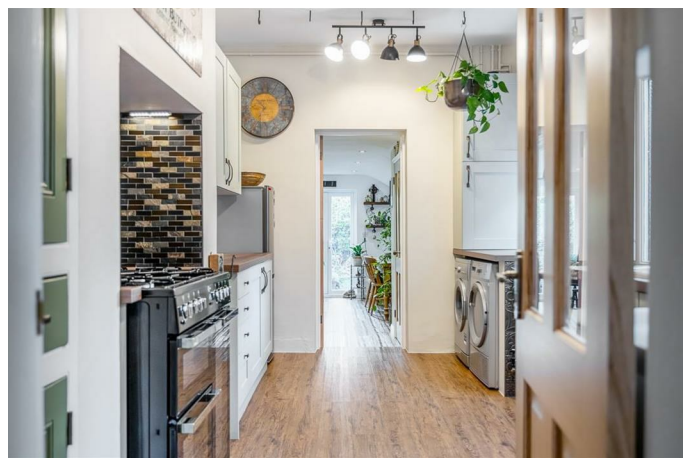


UPVC window to rear. Radiator. Laminate flooring. Having an extension of the kitchen this room could be used for multiple reasons whether it is family room, office or downstairs bedroom.

Kitchen 15'3" x 9'1" (4.67 x 2.77)



Stylish base units and drawers with woodgrain effect worktops and an inset one and a-quarter bowl sink with mixer tap. Features include wall tiling, matching eye-level cupboards, and an alcove with original fitted cabinets. Appliances include a Flavel dual-fuel range cooker with a 5-burner gas hob and twin electric fan ovens. Additional features: ceiling spotlights, radiator, and a worktop with plumbing and space for a washing machine and tumble dryer. The Alpha gas central heating boiler is housed in a cupboard. Plumbing in the kitchen for a dishwasher to the left of the sink/power point if required. Woodpecker wood effect flooring, UPVC side window, and part-glazed doors to external access and:



WC



UPVC window to side. Toilet. Wash hand basin. Heated towel rail. Tiled floor.

Landing



Split level landing. Loft access. Radiator. Storage cupboard. Carpeted.

Garden/Dining Room 17'7" x 8'9" (5.38 x 2.67)



UPVC French doors opening to rear garden. UPVC window to side. Woodpecker wood effect flooring. Radiator. Spot lighting.



Bedroom 1 15'8" x 12'7" (4.78 x 3.86)

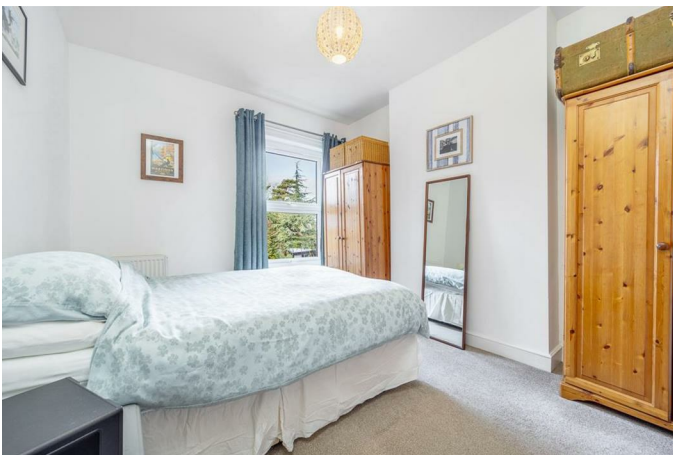


Two UPVC windows to front elevation. Carpeted. Radiator.





Bedroom 2 11'10" x 10'0" (3.63 x 3.07)



UPVC window to rear elevation. Carpeted. Radiator.

Bedroom 3 9'1" x 7'4" (2.79 x 2.26)



UPVC window to rear elevation. Carpeted. Radiator.

Shower Room



Corner shower with fully tiled surround, hand basin with mixer tap, low-level WC with concealed cistern and push-button flush, and a storage cupboard. Includes vinyl flooring, obscure glazed UPVC side window, ceiling light, and chrome ladder-style heated towel rail.



Exterior



The front features a low brick wall with wrought iron gates leading to a gravelled driveway

24' 3" x 7' 8" (7.4m x 2.34m) minimum width, providing off-road parking, equipped with a electric car charger and gravelled frontage. A side gate provides access to the rear garden.

Rear Garden

Large timber shed and another smaller garden shed both with water butts. Modern paved patio/courtyard with seating areas, leading to a private lawned garden with well established borders. Includes a second patio, a timber shed (12' 5" x 4' 3" / 3.8m x 1.3m). Hidden bin storage, outside lights, and external double power sockets. Outside tap.



Property Postcode

For location purposes the postcode of this property is: PE11 2YW

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

Annual charge: No

Property construction: Brick Built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

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

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

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: D58

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.

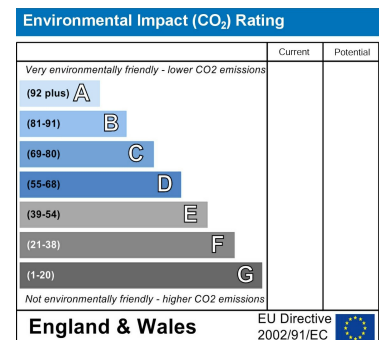
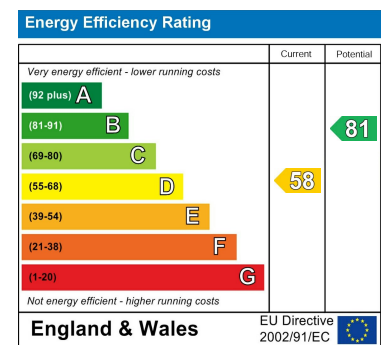
Floor Plan



Area Map



Energy Efficiency Graph



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