



21 Kilby Court, Spalding, PE11 4FQ

£180,000

- Immaculate throughout
- Two double bedrooms
- Two En-suites
- Ample off road parking
- Low maintenance rear garden
- Popular Ashwood estate
- Easy access local amenities
- Semi-detached house

This second-hand Ashwood Homes property is a true gem, offering a welcoming feel the moment you step through the door. Immaculately presented throughout, with tasteful décor and high-quality finishes in the kitchen and bathrooms, this home is perfect for first-time buyers or investors alike.

The fantastic layout features two double bedrooms, each with its own en-suite, making it highly versatile and appealing to a wide market. Whether you're searching for your first home or a tidy rental opportunity, this property ticks all the boxes.

Don't miss out—call us today to arrange a viewing!

Entrance Hall

UPVC door to front. Laminate flooring. Radiator. Stairs to first floor.

Lounge 17'2" x 9'6" (5.25m x 2.90)



UPVC window to front. Radiator. Carpeted.

Cloakroom



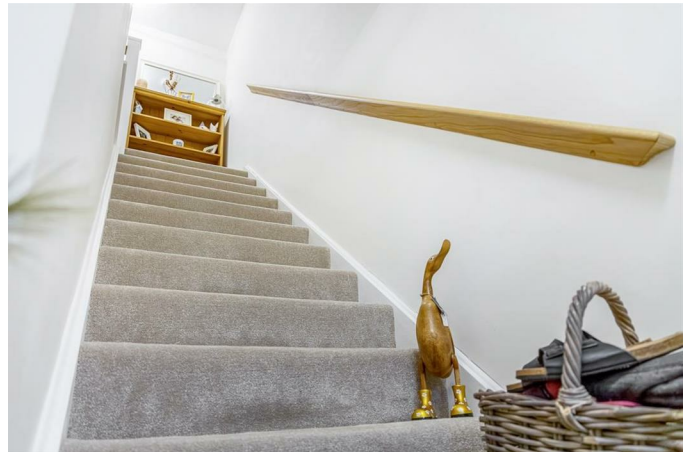
Laminate flooring. Radiator. Wash hand basin. WC. Extractor fan.

Kitchen 8'9" x 13'5" (2.68m x 4.10m)



UPVC window to rear. UPVC French door to rear. Matching base and eye level units with worktops over. Integrated fridge/freezer. Integrated slimline dishwasher. Space and plumbing for washing machine. Composite Rangemaster sink with drainer and mixer tap over. Bosch electric hob with extractor over. Built in oven. Radiator. Laminate flooring. Spot lights.

First Floor Landing



Loft access. Radiator. Carpeted.

Bedroom 1 8'9" x 16'5" (2.67m x 5.01m)



2 UPVC windows. Radiator. Carpeted.

En-suite 3'11" x 6'2" (1.20m x 1.90m)



UPVC window to side. Shower cubicle with rainwater head shower head and separate attachment over. Fully tiled walls. Wash hand basin. Tiled splash back. WC. Heated towel rail. Extractor fan.

Bedroom 2 8'11" x 13'5" (2.72m x 4.11m)



UPVC window. Radiator. Carpeted. Storage cupboard over the stairs with boiler. Built in electric curtain built into alcove for storage.

En-suite 4'9" x 6'3" (1.46m x 1.91m)



UPVC window to side. Bath with shower extension over. Wash hand basin. WC. Partially tiled walls. Extractor fan. Wood effect flooring. Heated towel rail. Spot lights.

Outside



Front: Path leading to front door. Lawn area. Driveway for 2-3 vehicles. Gated side access. Rear: Fully enclosed by timber fencing. Extended patio and pathway leading to further patio. Laid to lawn. External lighting. Outside electric point.

Property Postcode

For location purposes the postcode of this property is: PE11 4FQ

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: £211 per year, starting in 2027 when the estate is completed.

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 Limited over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Likely 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: B83

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

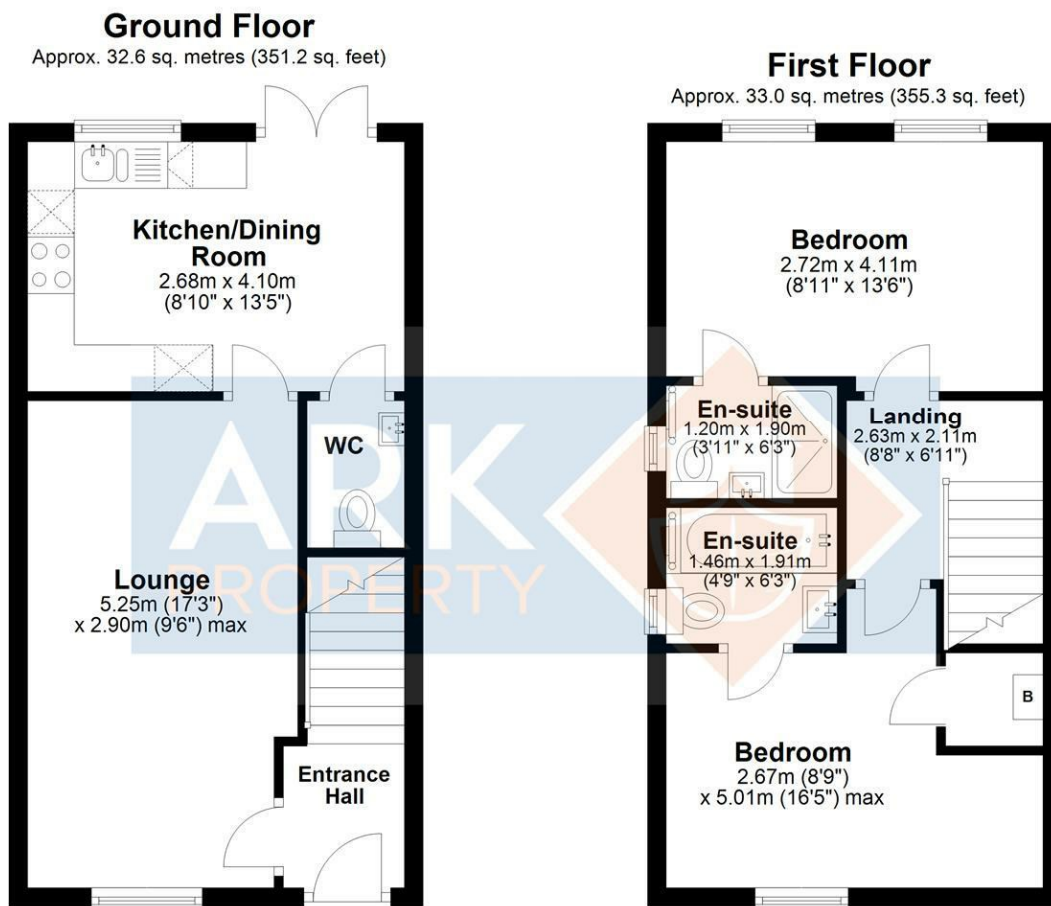
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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.

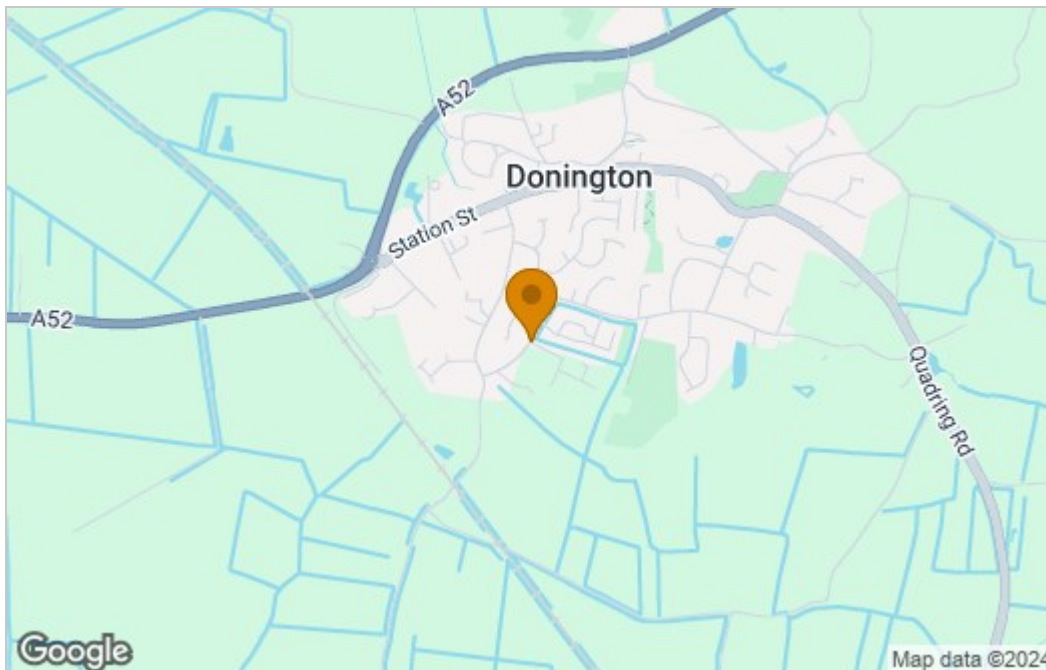
Floor Plan



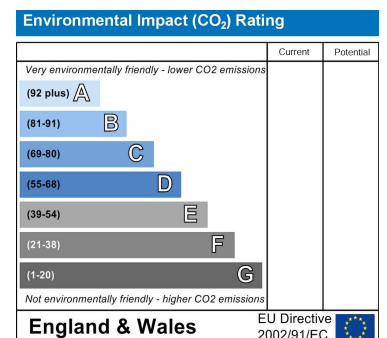
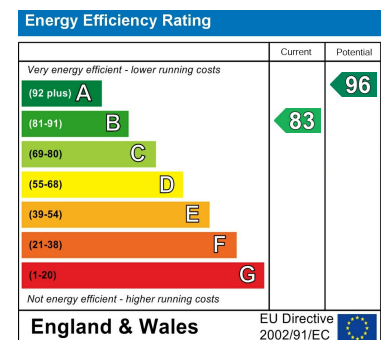
Total area: approx. 65.6 sq. metres (706.5 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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