



16 Saltern Drive, Spalding, PE11 1UQ

£200,000

- Well presented throughout
- Three good size bedrooms
- En-suite to main bedroom
- Boiler recently fitted in 2023
- Off road parking to front
- Local amenities within easy access
- Low maintenance rear garden
- Schools within walking distance

OPEN HOUSE 11 until 12 ON Saturday 7 June 2025. Call to book your time slot.

Space, versatility, and convenience all wrapped up in one!

Spread across three floors, this well-presented mid-terraced home boasts three generously sized bedrooms, making it ideal for families or those seeking flexible living space. Situated in the highly sought-after area of Woolram Wygate, you'll enjoy the convenience of having numerous amenities within walking distance.

With its low-maintenance design both inside and out, this property is the perfect choice for first-time buyers or busy households. Don't miss out—book your viewing today.

Entrance hall 11'10" x 3'8" (3.63m x 1.12m)



UPVC front entrance door under storm porch to hallway with ceiling light. Radiator. Laminate floor. Stairs to first floor.

WC 6'3" x 3'0" (1.91m x 0.92m)



UPVC window to front elevation. Radiator. Low level WC. Wash hand basin. Vinyl flooring.

Kitchen/Dining Room 14'6" x 7'6" (4.42m x 2.29m)



UPVC window to front elevation. Radiator. Matching base and eye level units with worktops over. Integrated sink and drainer. Hob with extractor over. Electric oven. Space and plumbing for fridge-freezer. Washing machine and dryer. Tiled floor.

Lounge 14'9" x 15'8" (4.5 x 4.8m)



French doors and UPVC window to rear. Under stairs storage cupboard. Laminate floor. Radiator.

First Floor Landing 6'6" x 3'2" (2.00m x 0.99m)

UPVC window to front elevation. Radiator. Carpeted. Stairs to second floor.

Bedroom 2 9'4" x 14'11" (2.87m x 4.57m)



Two UPVC windows to rear elevation. 2 Radiators. Built in double wardrobe. Carpeted.

Bathroom 6'11" x 5'8" (2.13m x 1.73m)



Radiator. Bath with shower over. Low level WC. Wash hand basin. Vinyl flooring.

Bedroom 3 8'9" x 8'2" (2.67m x 2.49m)



UPVC window to front elevation. Radiator. Carpeted.

Second Floor

Bedroom 1 14'9" x 16'0" (4.5m x 4.9m)



UPVC window to front elevation. Radiator. Carpeted. Built in double wardrobe. Large store room.

Ensuite



Sky light window to ceiling. Large shower cubicle with shower over. Low level WC. Wash hand basin. Radiator. Vinyl flooring.

Outside



Front: Private parking for one vehicle with pathway to the front entrance door and small lawn border.
Rear: Enclosed by fencing. Patio area. Laid to lawn. Pathway to rear gate.

Property Postcode

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

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 Limited 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

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C77

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

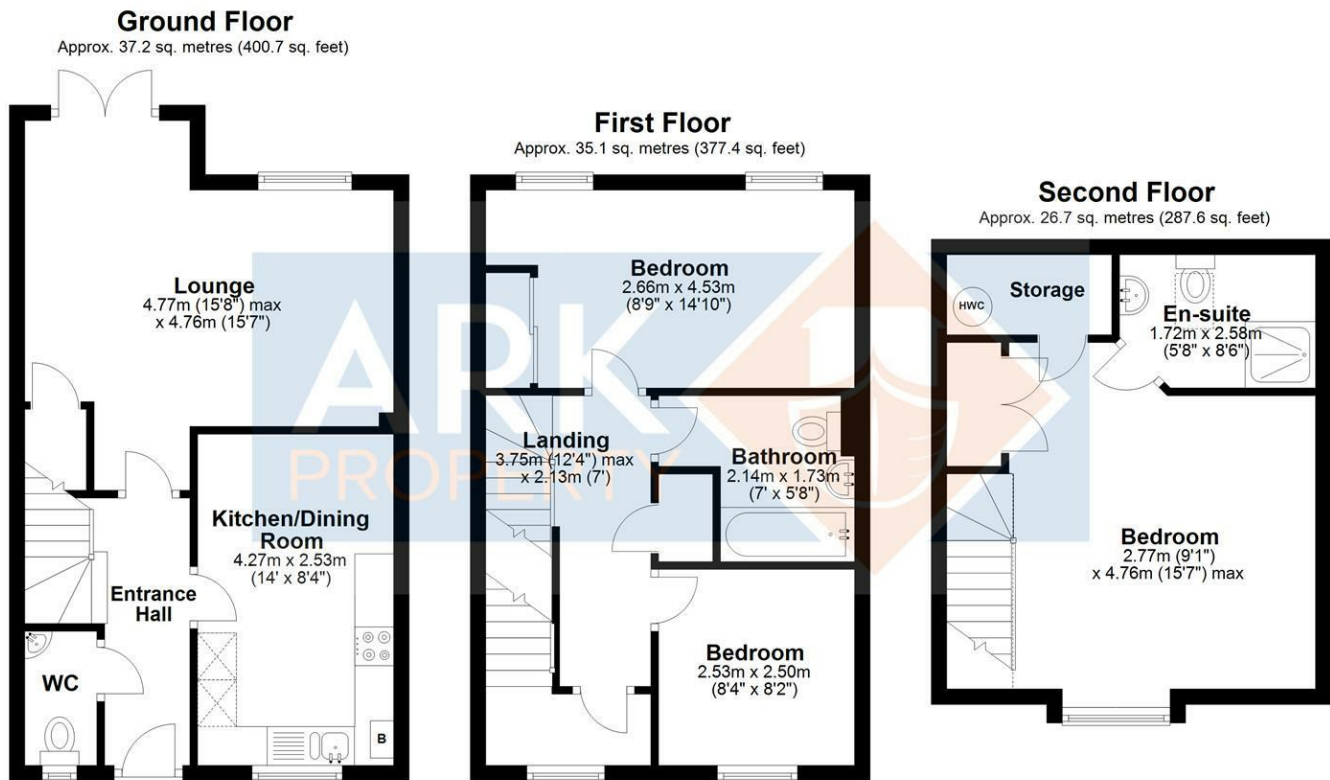
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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



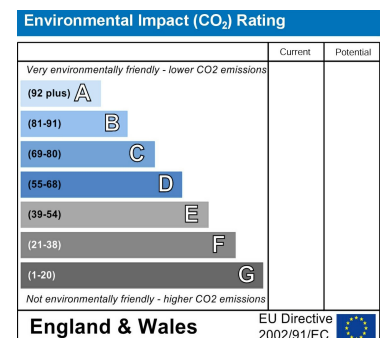
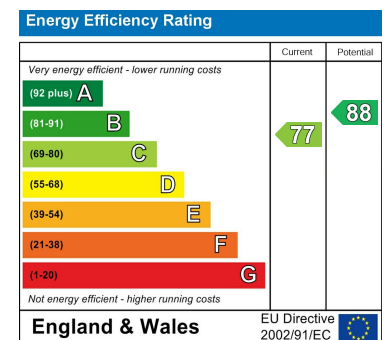
Total area: approx. 99.0 sq. metres (1065.8 sq. feet)

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

Area Map



Energy Efficiency Graph



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