



**45 Spalding Road, Holbeach, PE12 7HH**

**Offers Over £287,000**

Ark Property Centre are delighted to offer for sale this four bedroom period home on the desirable Spalding Road in Holbeach. Internally comprising hallway, lounge diner, kitchen with utility area and cloakroom and garden room. To the first floor are four bedrooms and four piece family bathroom. Externally there are gardens to front and rear and driveway providing off road parking and leading to single garage with side hinged garage doors Contact Ark for more information.



**Entrance Hall 10'2" x 9'7" (3.12m x 2.94m)**



Composite entrance door, ornate cornice to skimmed ceiling, radiator, stairs to first floor with under stairs cupboard, porthole window, exposed floorboards. Doors to kitchen, lounge and dining room.

**Lounge 13'10" x 12'4" (4.24m x 3.77m)**



Coving to skimmed ceiling, period picture rails, two radiators, gas fire set in marble fireplace with wooden surround, vinyl flooring. Opening to dining room and door to conservatory.

**Dining room 13'8" x 10'7" (4.18m x 3.25m )**



PVCu double glazed window to front, radiator, coving to skimmed ceiling, period picture rails, vinyl flooring.



## Conservatory



PVCu double glazed construction with polycarbonate roof. Door to garden.



## Kitchen 12'3" x 11'10" (3.75m x 3.62m)



PVCu double glazed bay window to side, coving to skimmed ceiling with recessed ceiling spotlights, radiator. Fitted with a matching range of base and

eye level units. Roll edge worktop space with tiled splashback. 1 1/2 bowl composite sink and drainer with chrome mixer tap over. Four ring gas hob with extractor hood over. Integrated oven and grill.



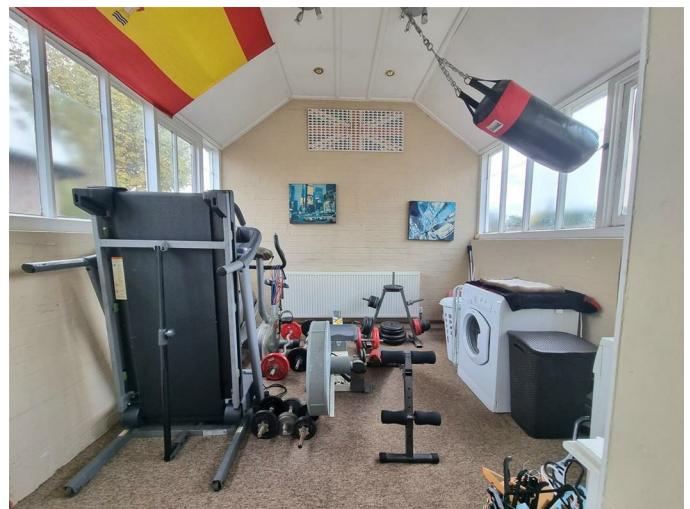
## Rear lobby 5'4" x 5'3" (1.64m x 1.62m)

Pvcu double glazed window to side, space for fridge freezer, laminate floor.

## WC 3'8" x 5'7" (1.14m x 1.71m)

Feature window to side, skimmed ceiling, fitted toilet and wash hand basin with tiled splashback. Laminate flooring.

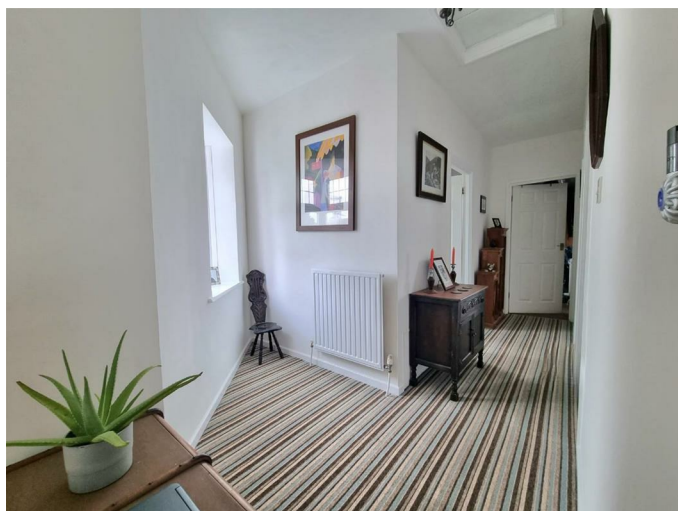
## Garden room 11'8" x 10'11" (3.56m x 3.35m)



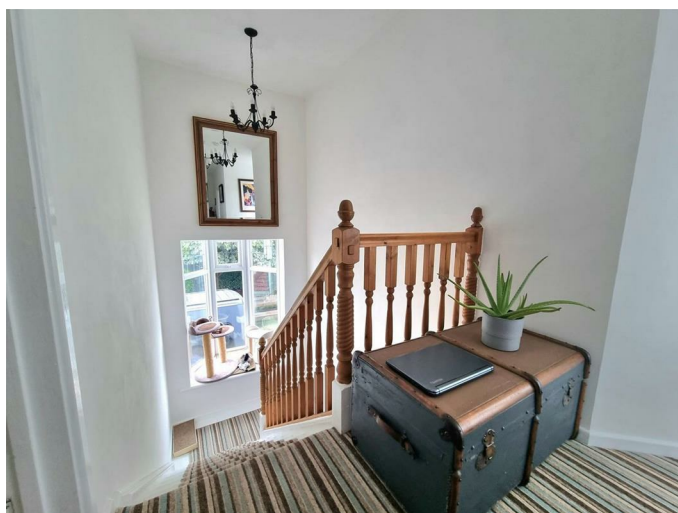
Vaulted ceiling with spotlights, exposed brickwork, radiator, door to side, space and plumbing for washer and dryer.



**Landing 16'9" x 10'4" max (5.11m x 3.16m max)**



PVCu double glazed window to side, skimmed ceiling, radiator, loft access, doors to bedrooms and bathroom.



**Bedroom 1 11'11" x 11'2" (3.65m x 3.41m)**



PVCu double glazed window to front, skimmed ceiling, radiator.



**Bedroom 3 12'4" x 10'7" (3.76m x 3.24m)**



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

**Bedroom 2 10'5" x 10'3" (3.18m x 3.13m)**



PVCu double glazed window to side, radiator, built in wardrobe with wall mounted gas central heating boiler.

**Bedroom 4 12'2" x 6'0" (3.71m x 1.84m)**



PVCu double glazed window to side, skimmed ceiling, radiator.

**Bathroom 5'11" x 9'2" (1.81m x 2.81m)**



PVCu double glazed windows to side, coving to skimmed ceiling. Fitted with a four piece suite comprising panel bath with chrome taps, close coupled toilet with push button flush, pedestal wash hand basin and D shape shower with sliding glass doors. Tiled walls and floor.





### Outside



The property benefits from both front and rear gardens and a driveway providing off road parking for multiple vehicles and leading to single garage. The front garden is mainly laid to lawn with mature trees lining. To the rear is a low maintenance garden with patio seating area ideal for entertaining and artificial lawn, all enclosed by timber fencing.



### Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: E

COUNCIL TAX BAND: D

HEATING: Gas

### PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### 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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

### 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.

### **Property Postcode**

For location purposes the postcode of this property is: PE12 7HH.

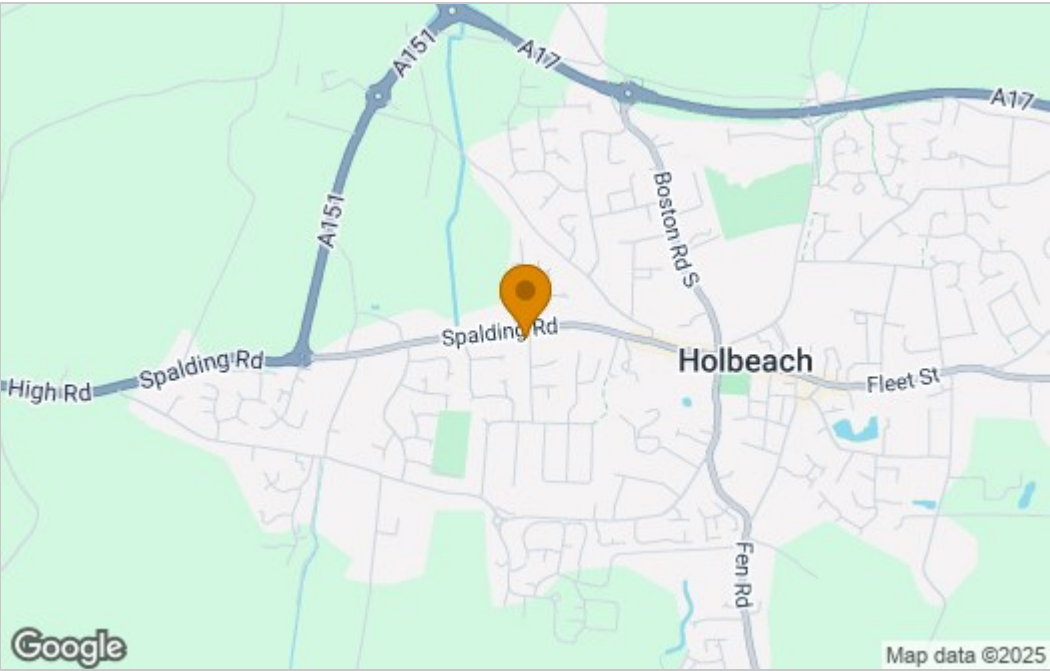
### **Viewing Arrangements**

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.

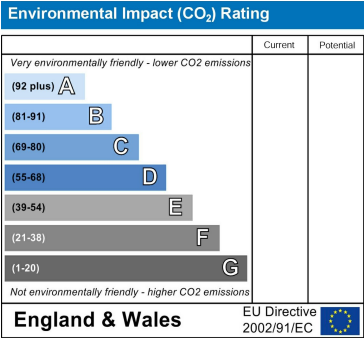
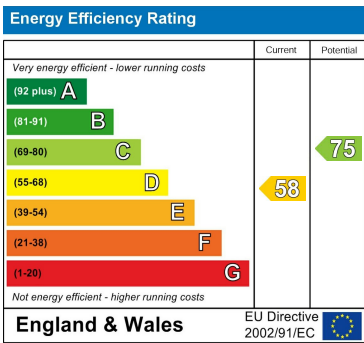
Floor Plan



Area Map



Energy Efficiency Graph



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