



5 Johnson Avenue, Spalding, PE11 2QE

£175,000

- Off road parking to front and rear
- Well presented throughout
- Modern kitchen
- Downstairs bathroom
- Easy access to local amenities
- Neutral decor internally
- Good sized bedrooms
- Great size rear garden

Perfect for first-time buyers, this charming home offers a fantastic opportunity to step onto the property ladder. With off-road parking at the front, neutral décor throughout, and a modern kitchen, it has a warm and welcoming feel from the moment you walk in.

The rear garden provides a great outdoor space to enjoy, and with potential to extend in the future, this is a home you can truly grow into.

Looking for a home that's ready to move into? This one ticks all the boxes!

Book your viewing today!

Entrance Hall

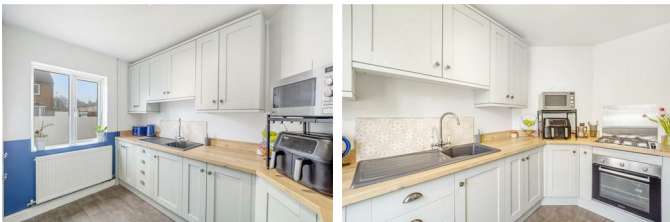
Entrance door to front. Stairs to first floor.

Lounge 15'9" x 11'6" (4.82m x 3.52m)



UPVC window to front and rear. Radiator. Carpeted. TV point.

Kitchen 10'11" x 8'10" (3.33m x 2.70m)



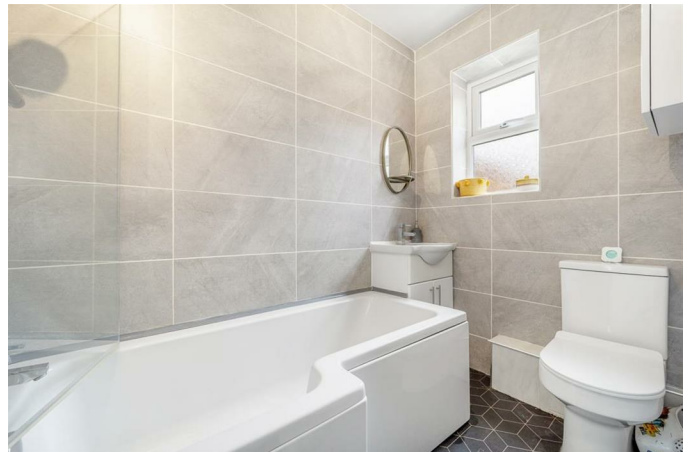
UPVC window to front. Matching base and eye level units worksurfaces over. Tiled splashback. Sink unit with drainer and mixer tap over. Built in four ring gas hob with electric oven under. Integrated fridge/freezer. Vinyl flooring. Pantry cupboard with shelving and vinyl flooring.

Utility 7'11" x 6'2" (2.43m x 1.90m)



UPVC door and window to rear. Base and eye level units with worksurfaces over. Plumbing for washing machine and dishwasher. Two storage cupboards. Central heating boiler. Vinyl flooring

Bathroom 7'8" x 5'4" (2.36m x 1.64m)

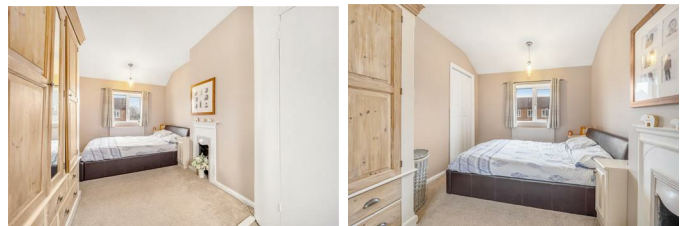


UPVC window to rear. Panelled bath with shower attachment over. Wash hand basin set in vanity unit. Toilet. Fully tiled walls. Vinyl flooring.

First Floor Landing

Carpeted.

Bedroom 1 16'0" x 8'10" (4.88m x 2.71m)



UPVC window to front and rear. Radiator. Feature fireplace. Carpeted. Built in airing cupboard.

Bedroom 2 8'3" x 11'6" (2.54m x 3.52m)



UPVC window to front. Access to loft. Radiator. Carpeted.

Bedroom 3 7'4" x 8'9" (2.25m x 2.67m)



UPVC window to rear. Radiator. Carpeted.

Outside



Front: Pathway leading to front door. Lawn area.
Rear: Enclosed by timber fencing and brick walling.
Lawn area. Patio seating area. Outside tap.

Garage/Workshop 19'9" x 13'8" (6.02m x 4.17m)

UPVC windows to side and rear. Double doors to front. Full power and lighting.

Property Postcode

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

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: 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 and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: TBC

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

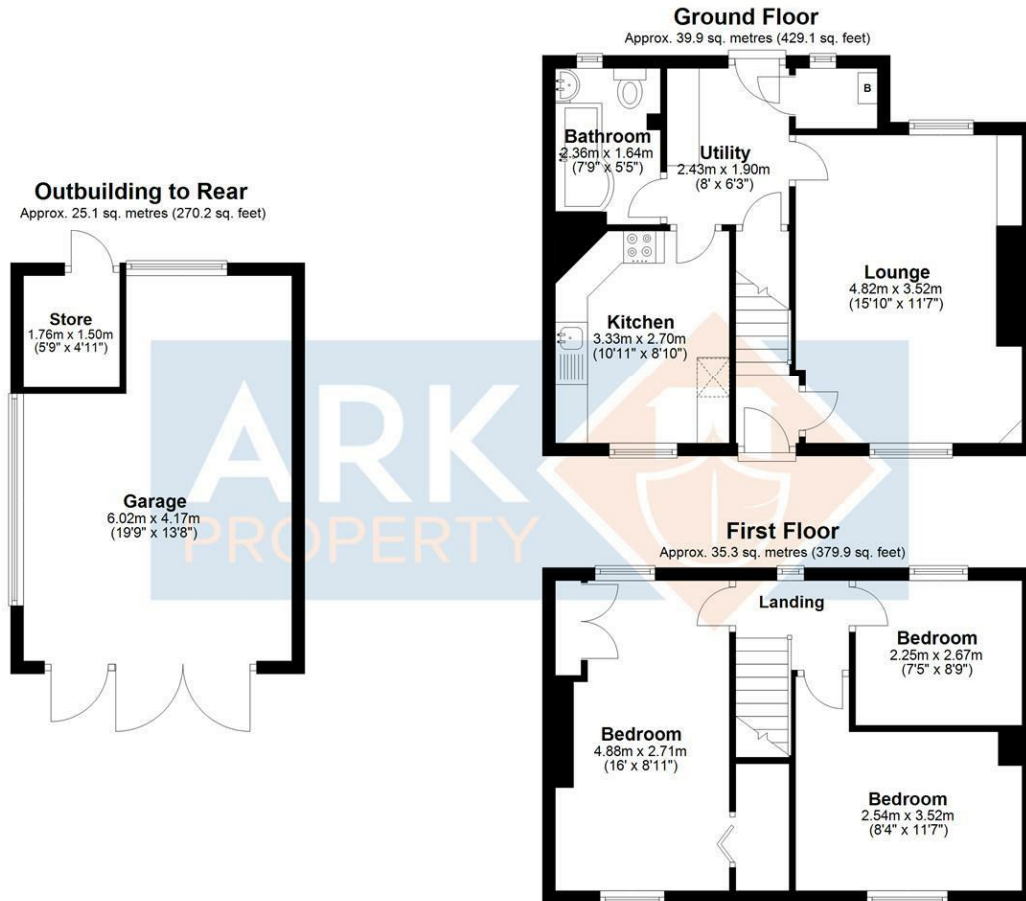
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

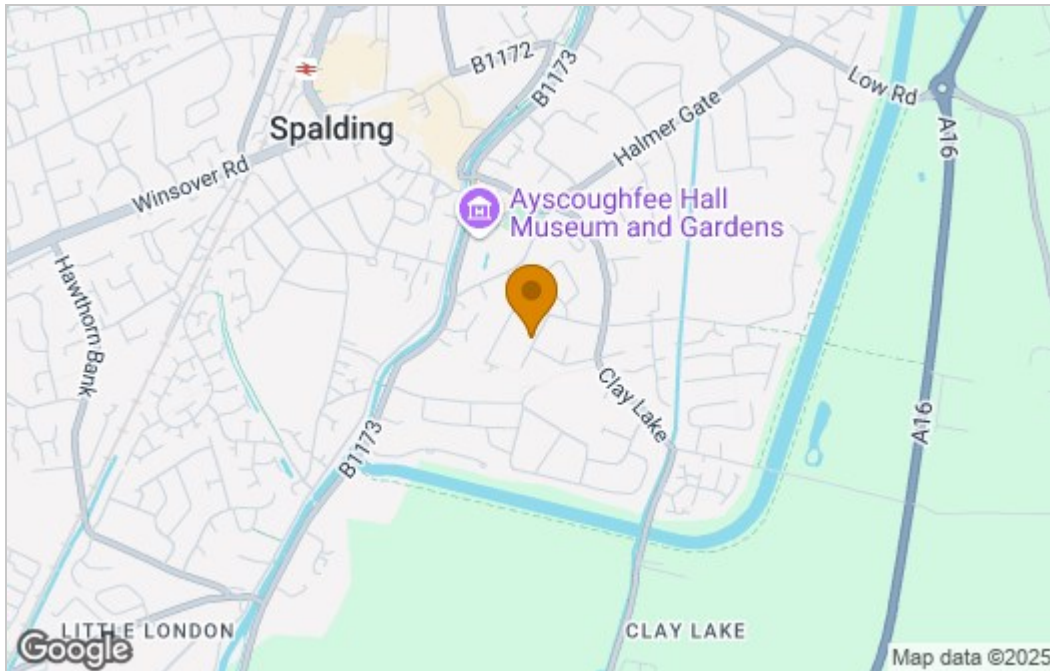
Disclaimer

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.

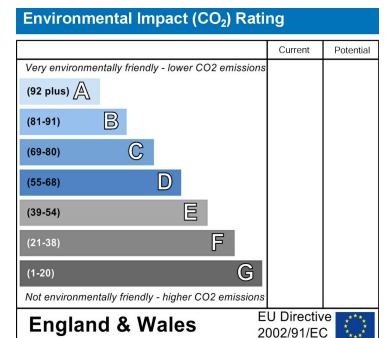
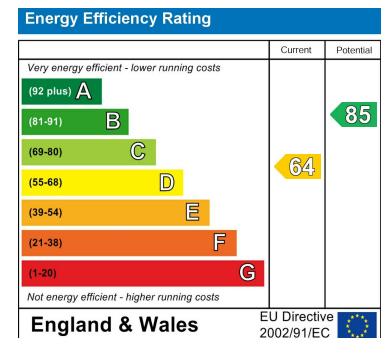
Floor Plan



Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

