



30 Carrington Road, Spalding, PE11 1LY

£210,000

- Location: Situated close to Spalding Town Centre, offering convenience and accessibility.
- Bedrooms: Three well-proportioned bedrooms, ideal for versatile living arrangements.
- Modern Kitchen: Newly installed, featuring stylish finishes and ample storage.
- Bathroom: Recently upgraded with contemporary fittings.
- Floor Coverings: Freshly updated throughout the property for a clean and modern feel.
- Parking: Off-road parking available for added convenience.
- Garage: Includes a garage providing secure storage or additional parking.
- Rear Garden: A private outdoor space perfect for relaxation or entertaining.
- Move-In Ready: Tastefully improved and ready for immediate occupancy.
- New Radiators Throughout And New Flooring.

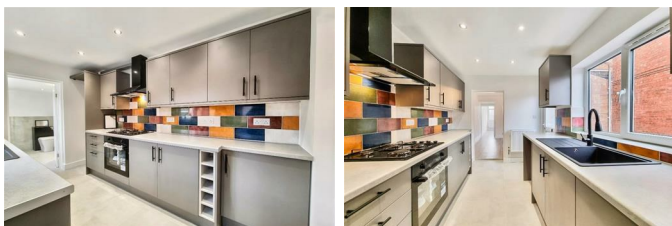
Spacious 3-Bedroom Semi-Detached Home in Spalding

Nestled close to Spalding Town Centre, this beautifully improved three-bedroom semi-detached property is the perfect family home. The house boasts a stylish new kitchen and bathroom, plus two good size reception rooms, complemented by fresh floor coverings throughout. Externally, the property offers the convenience of off-road parking, a garage, and a charming rear garden ideal for relaxing or entertaining. With its modern upgrades and prime location, this home is ready to move into and enjoy. Don't miss this fantastic opportunity!

Kitchen 7'0" x 11'9" (2.14m x 3.60m)



PVC double glazed window and entrance door to side. Skimmed ceiling with recessed spot lighting. Tiled flooring. Radiator. Fitted with range of matching base and eye level units. Roll edge work surfaces. Tiled splash backs. Four ring gas hob with extractor over. Integrated oven and grill. Black composite sink and drainer with mixer tap over. Space for fridge freezer. Space for washing machine. Wall mounted gas central heating boiler. Opening to:



Dining Room 11'6" x 12'6" (3.51m x 3.83m)



PVC double glazed windows to side and rear. Skimmed ceiling. Laminate flooring. Radiator. Stairs to first floor landing. Understairs storage cupboard. Door opening to:



Lounge 11'10" x 12'6" (3.61m x 3.82m)



PVC double glazed windows to front. Skimmed

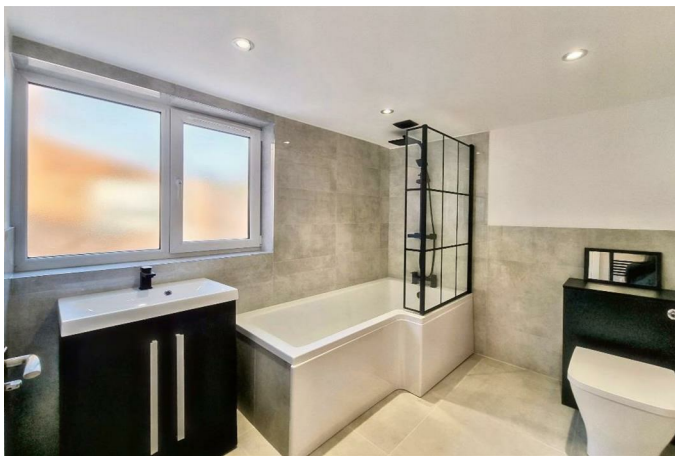
ceiling with recessed spot lighting. Laminate flooring. Radiator. Built in meter cupboard.



Bathroom



PVC double glazed window to side. Skimmed ceiling with recessed spot lighting. Tiled flooring. Wall tiling. Extractor fan. Wall mounted heated towel rail. 3 piece suite comprising bath with mixer tap over and thermostatic shower bar riser. Rainfall head and hand held attachment. Concealed cistern toilet with push button flush. Wash hand basin with mixer tap over set in vanity unit with built in storage.



Landing

Skimmed ceiling. Laminate flooring. Radiator.

Bedroom One 11'6" x 12'6" (3.52m x 3.82m)



PVC double glazed window to front. Skimmed ceiling. Laminate flooring. Radiator.



Bedroom Two 9'10" x 11'6" (3.01m x 3.52m)



PVC double glazed window to rear. Skimmed ceiling. Laminate flooring. Radiator. Built in storage cupboard with loft access.



Bedroom Three 6'11" x 12'2" (2.11m x 3.72m)



PVC double glazed windows to side and rear.
Skimmed ceiling, Laminate flooring, Radiator.

Outside



There is off road parking available to the front of the property and side access to a courtyard area leading onto the rear garden.
The rear is enclosed by timber fencing and a lawn has been seeded.
Concrete single garage.



Property Postcode

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

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: Octopus
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 Limited 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: No

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D63

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

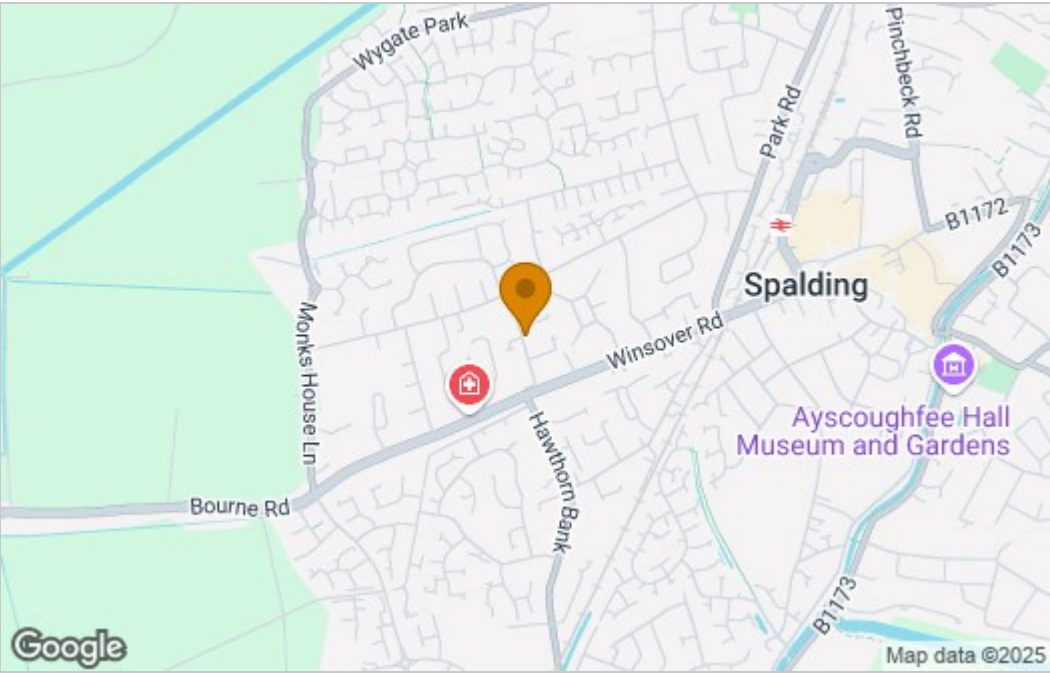
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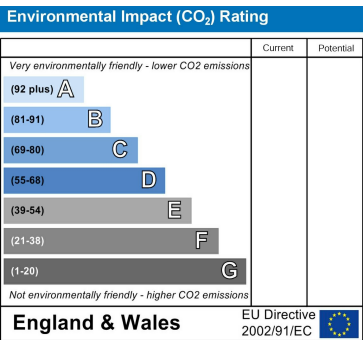
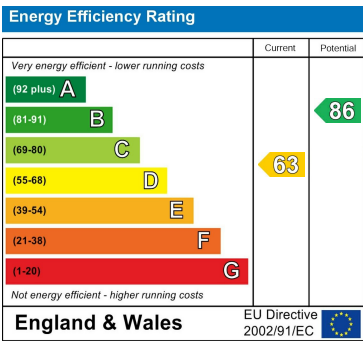
Floor Plan



Area Map



Energy Efficiency Graph



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