

## **8 Henrietta Street, Spalding, PE11 2YH**

**£167,000**

- En-suite to both double bedrooms
- Character and charm with open fireplaces
- Modernised throughout
- Walking distance to town centre and local amenities

- Kerb appeal
- Lovely well established garden
- Two reception rooms
- No chain

Immaculately presented with a modern design that beautifully retains its character, this delightful two-bedroom home offers the best of both worlds. Boasting original features such as wooden flooring and stunning fireplaces, the property blends timeless charm with contemporary comfort.

Both bedrooms benefit from their own en-suite, providing privacy and convenience – ideal for guests or shared living.

Located within walking distance to the town centre and local amenities, this home offers exceptional lifestyle convenience.

Offered with no onward chain, this is a fantastic opportunity for first-time buyers, downsizers, or investors looking for a ready-to-move-into property with character and style.

### Entrance Hall

Wooden door to side. Quarry tiled floor. Stairs to first floor.

### Lounge 11'11" x 13'1" (3.65m x 4.00m)



Double glazed bay window to front. Open fire place with surround and hearth. Radiator. Carpeted.

### Dining Room 11'11" x 13'1" (3.65m x 4.00m)

Double glazed window to side and rear. Open fire place with surround and hearth. Carpeted. Radiator. Built in under stairs storage cupboard.

### Kitchen 14'4" x 6'4" (4.39m x 1.95m)



Wooden door to side. Double glazed window to side. Matching wall and base units with work surfaces over. Stainless steel sink unit with drainer and mixer tap. Tiled floor. Boiler. Space and plumbing for washing machine. Electric oven and hob with extractor over.

### First Floor Landing

Steps leading to bedrooms.

### Bedroom 1 11'10" x 13'1" (3.63m x 4.00m)



Two double glazed arch windows to front. Open fire place with surround and hearth. Wooden flooring. Radiator. Loft access.

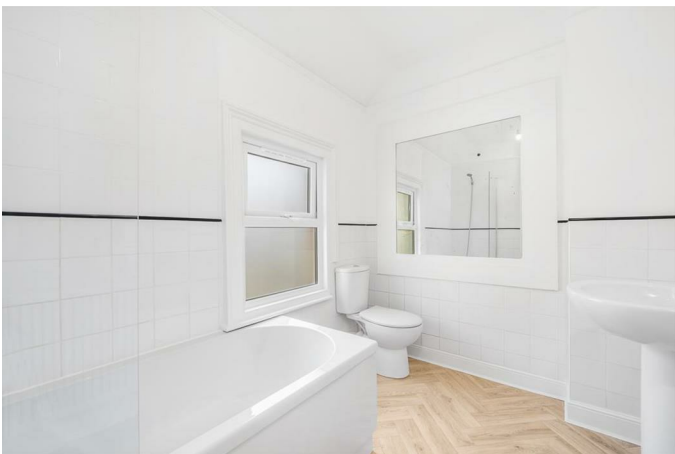


**En-suite 6'3" x 4'9" (1.92m x 1.46m)**

Double glazed window to side. Corner shower cubicle with shower. Pedestal wash hand basin. Toilet. Fully tiled walls. Heated towel rail. Herringbone vinyl flooring. Extractor fan. Spot lighting.

**Bedroom 2 11'11" x 13'1" (3.65m x 4.00m)**

Double glazed window to rear. Open fire place with surround and hearth. Wooden flooring. Radiator.

**En-suite 9'2" x 6'3" (2.80m x 1.93m)**

Steps down to en-suite. Double glazed window to side. Bath with shower attachment and shower screen. Pedestal wash hand basin. Toilet. Partially tiled walls. Radiator. Herringbone vinyl flooring. Extractor fan. Wall heater

**Outside**

Front: Pathway leading to front door.

Rear: Enclosed by timber fencing and well established trees. Pathway leading to lawn area. Gravel area. Timber shed. Brick built store.

**Property Postcode**

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

**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 and slate 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 Limited over 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: On street parking

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:

### **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**

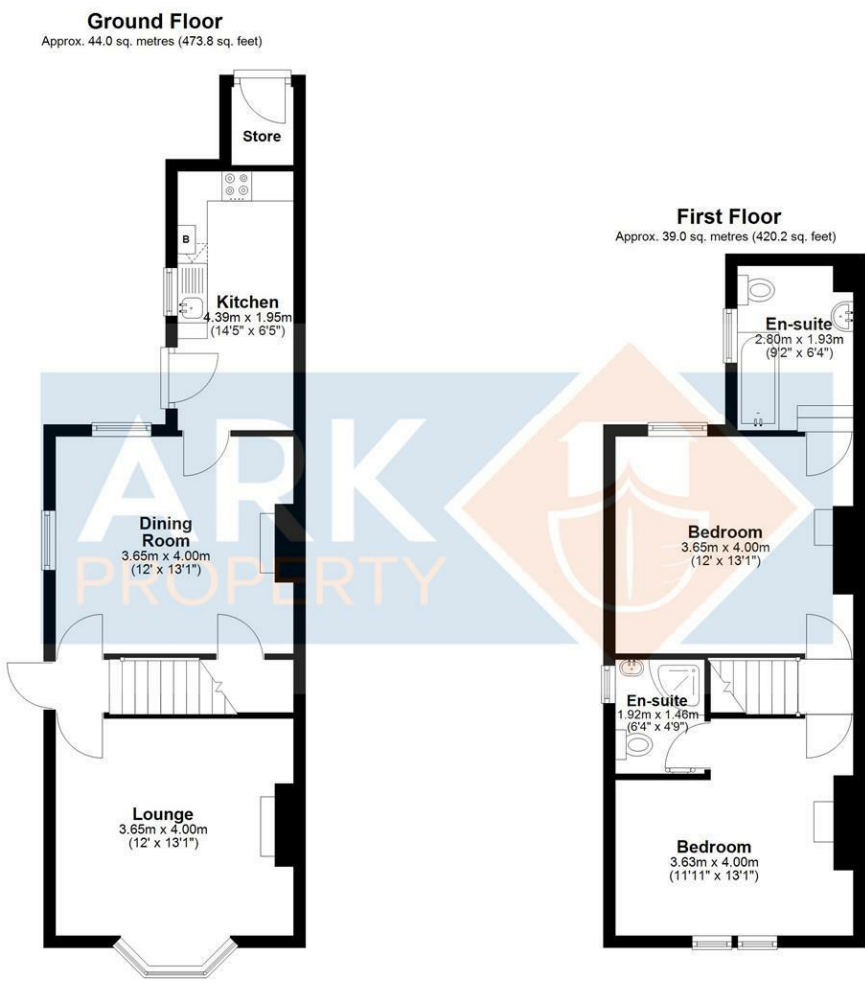
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

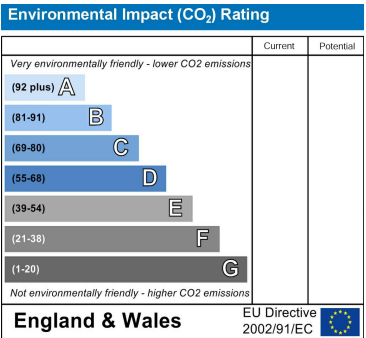
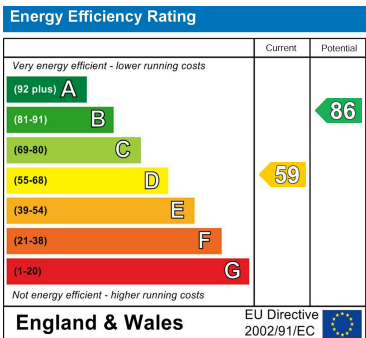
Floor Plan



Area Map



Energy Efficiency Graph



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