

## 9 Jubilee Close, Spalding, PE11 1YD

**£220,000**

- Three bedrooms, including ensuite to bedroom one.
- Spacious lounge with bifolding doors opening to the conservatory.
- Convenient ground floor WC.
- Family bathroom on the first floor.
- Off-road parking and single garage for added convenience.
- Private rear garden ideal for outdoor living and entertaining.

### Three Bedroom Link-Detached House – Jubilee Close, Spalding.

Situated in a sought-after cul-de-sac location, this well-presented three bedroom link-detached home offers comfortable family living. The ground floor comprises a welcoming hallway with WC, a kitchen, and a spacious lounge featuring stylish bifolding doors that open onto the conservatory with views of the rear garden. Upstairs, there are three bedrooms, including a bedroom one with ensuite, and a family bathroom. Externally, the property benefits from off-road parking, a single garage, and a private rear garden – ideal for entertaining or relaxing.

Early viewing is highly recommended!

#### Entrance Hall 12'9" x 2'11" (3.91m x 0.91m)



Double glazed door to front. Coving to ceiling. Wood effect flooring. Radiator. Stairs to first floor. Understairs storage cupboard.

#### Cloakroom 2'5" x 5'8" (0.75m x 1.73m)



UPVC double glazed window to front. Coving to ceiling. Fitted shelving. Radiator. Close coupled toilet with push button flush. Wash hand basin. Tiled flooring.

#### Lounge 12'0" x 15'0" (3.66m x 4.58m)



UPVC double glazed bi-folding doors leading to conservatory. Wood effect flooring. Radiator.



**Conservatory 9'5" x 12'3" (2.88m x 3.74m)**

Low level brick wall and UPVC double glazed construction with poly carbonate roof. Tiled floor. Radiator. French doors opening to rear garden.

**Kitchen 8'9" x 12'0" (2.68m x 3.68m)**

UPVC double glazed window to front. Coving to ceiling. Matching range of base and eye level units with roll edge work surface and breakfast seating area. Stainless steel sink unit with drainer and chrome mixer tap over. Built in four ring electric hob and oven with extractor hood over. Tiled flooring. Tiled splash backs. Space for tall fridge/freezer. Space and plumbing for washing machine. Wall mounted mains gas central heating boiler. Radiator.

**First Floor Landing 5'11" x 4'1" (1.82m x 1.26m)**

Carpeted. Radiator. Doors to bedrooms and bathroom.

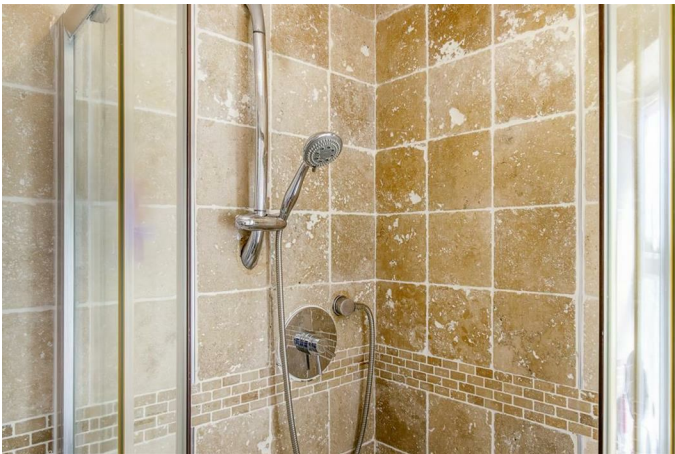
**Bedroom 1 10'10" x 11'9" (3.31m x 3.59m)**

UPVC double glazed window to front. Radiator. Carpeted. Built in wardrobe with hanging rail and shelving.

**En-suite 5'3" x 5'1" (1.61m x 1.55m)**



UPVC double glazed window to front. Quadrant shower cubicle with mains shower and glass sliding door. Pedestal wash hand basin. Tiled splash back. Close couple toilet with push button flush. Tiled walls. Tiled floor. Extractor fan. Wall mounted heated towel rail. Shaver point.



**Bedroom 2 9'6" x 8'7" (max) (2.92m x 2.63m (max))**



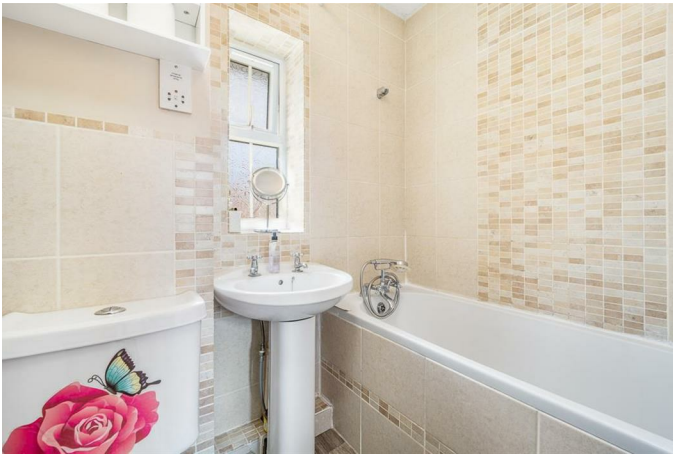
UPVC double glazed window to rear. Radiator. Carpeted.

**Bedroom 3 9'6" x 5'11" (2.90m x 1.82m)**



UPVC double glazed window to rear. Radiator. Carpeted. Loft access with ladder.



**Bathroom 5'6" x 6'3" (max) (1.68m x 1.91m (max))**

UPVC double glazed window to side. Bath with chrome mixer tap and telephone style shower attachment over. Pedestal wash hand basin. Close coupled toilet with push button flush. Fully tiled walls. Vinyl floor. Extractor fan. Shaver point. Radiator.

**Outside**

Front: Pathway leading to front door. Lawn area. Driveway leading to single garage. Side gate opening to rear garden.

Rear: Enclosed by brick wall and timber fencing. Lawn area. Patio seating area and timber decking. Pedestrian access to garage. Gate leading to the garage and driveway. Outside power available. Cold water tap.

**Garage 8'3" x 16'10" (2.53m x 5.15m)**

Up and over vehicular door to front. Power and light connected. Pedestrian door to side.

**Property Postcode**

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

**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: Ovo  
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 but None over 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 - low. 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: C75

### 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.

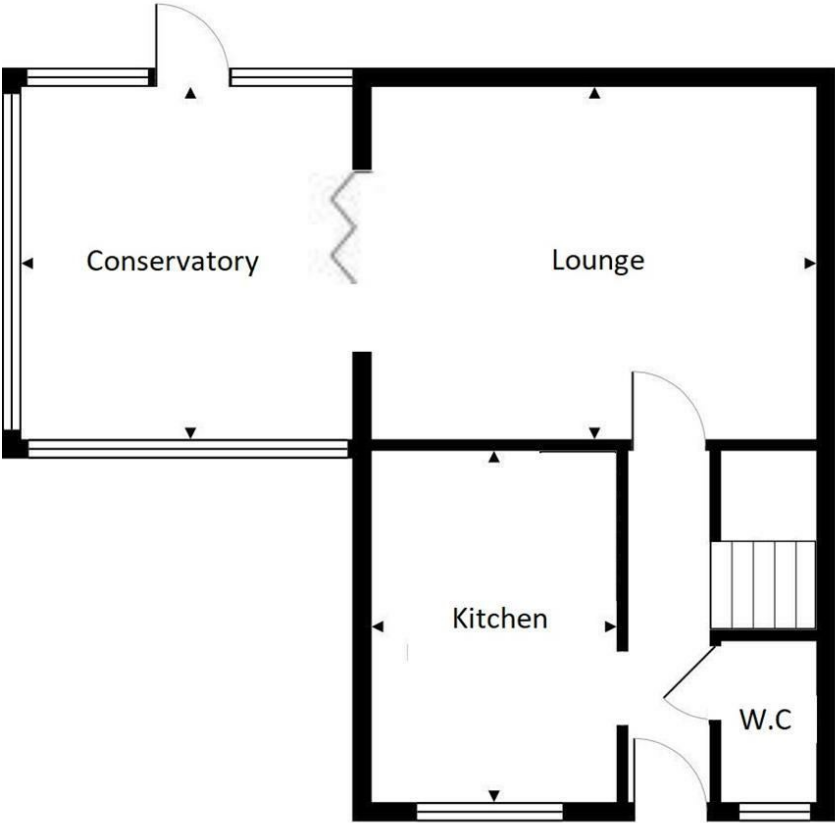




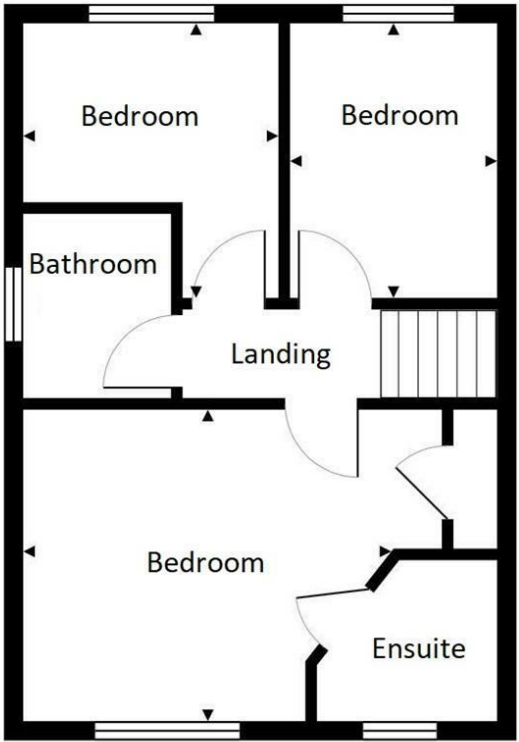


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Floor Plan



Ground Floor



First Floor

Plan is for illustrative purposes only and may not be an exact representation of the final product, and that dimensions are approximate.

Area Map



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Energy Efficiency Graph

