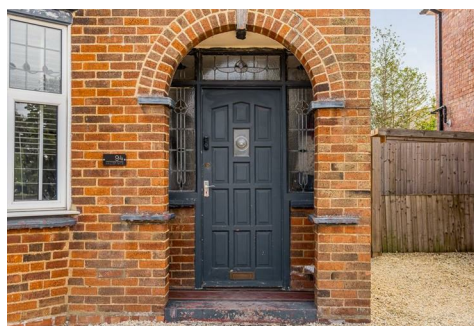




94 Halmer Gate, Spalding, PE11 2EL

£195,000

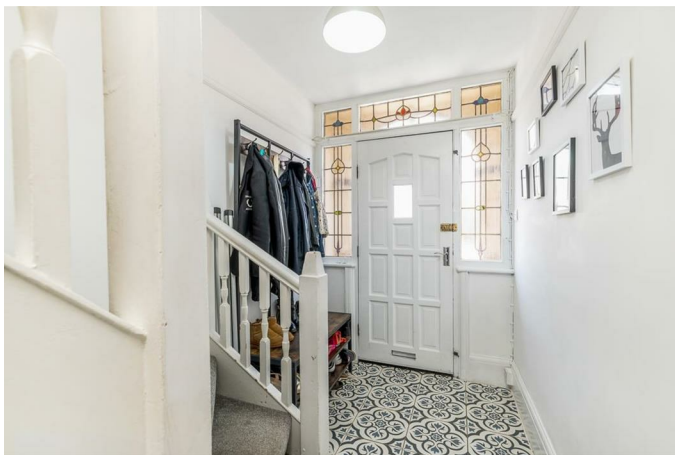
- Three Bedrooms
- Extended to rear
- Popular location
- Nice flowing layout
- Great size rear garden
- Property which offers a lot of potential

Welcome to Halmer Gate, one of Spalding's most sought-after roads. This extended three-bedroom semi-detached property offers that all-important word: potential. With a well-designed, flowing layout, it's a home you can truly make your own.

Upstairs follows a traditional arrangement with two generously sized bedrooms. Outside, the garden is a real blank canvas—ideal for creating your dream outdoor space.

Located in a prime area, this property offers the perfect opportunity to transform it into something special.

Entrance Hall 12'10" x 5'5" (3.92m x 1.67m)



Original tiled floor to the storm porch area leading to the wooden entrance door with stained glass windows. Tiled effect flooring. Understairs storage cupboard with plumbing for washing machine. Further under stairs cupboard.

Lounge 14'0" (into bay) x 11'6" (4.29m (into bay) x 3.53m)



UPVC bay window to front. Feature open fireplace with surround. Wooden flooring.

Kitchen/Diner 12'4" x 17'4" (3.78m x 5.29m)



UPVC window to side. Electric heater. Wood effect vinyl flooring and wooden flooring. Matching wall and base units with work surface over. Stainless steel sink unit. Free standing electric oven with extractor over. Plumbing for dishwasher. Tiled splash backs. Spot lighting. Vent heater. Opening to conservatory.

Study 12'0" x 5'9" (3.67m x 1.76m)



UPVC window to side. Electric heater. Carpeted.

Sun Room 7'0" x 10'11" (2.15m x 3.34m)

Lean to fully insulated poly carbonate roof. Window to rear. Door to rear. Electric heater. Laminate flooring.

First Floor Landing

UPVC window to side. Carpeted.

Bedroom 1 12'5" x 10'4" (3.80m x 3.17m)

UPVC bay window to rear. Wooden flooring. Electric heater. Fireplace with surround. Built in storage cupboard.

Bedroom 2 11'5" x 9'1" (3.48m x 2.79m)

UPVC window to front. Fireplace with tiled surround. Carpeted. Electric heater.

Bedroom 3 6'11" x 8'0" (2.13m x 2.45m)

UPVC window to front. Carpeted.

Bathroom 9'6" x 6'6" (2.92m x 2.00m)

UPVC window to rear. Panelled bath with shower over. Wash hand basin. Toilet. Wood effect vinyl flooring. Radiator. Partially tiled walls. Airing cupboard with hot water tank.

Outside

The front of the property provides off road parking. The rear garden is enclosed by timber fencing. Patio area. Lawn area. Side gravelled area with timber shed. Gated access to the front of the property.

Property Postcode

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

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 Energy

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Electric 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 Likely over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Likely 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

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: E46

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

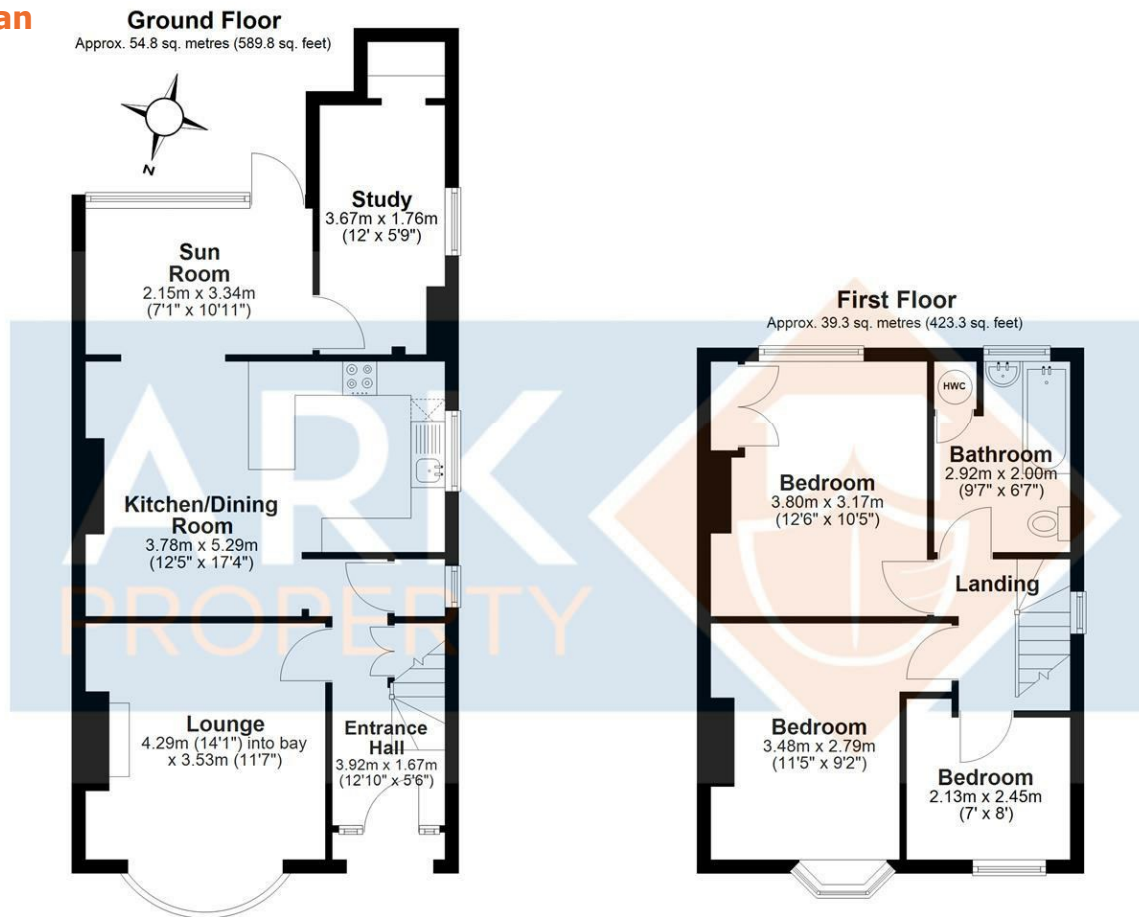
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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.

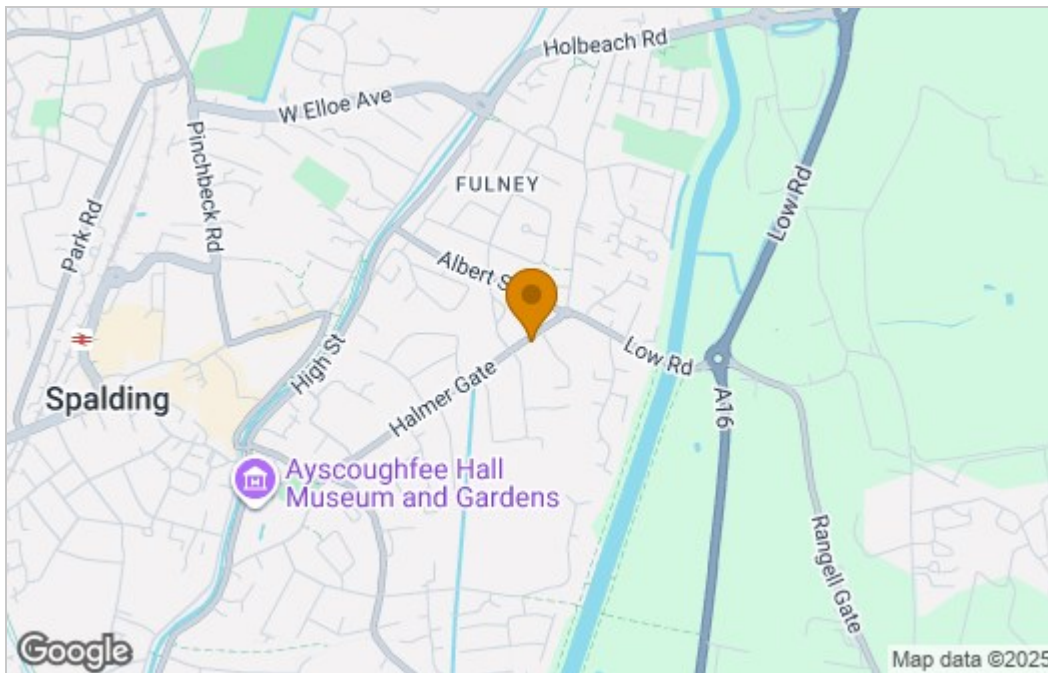
Floor Plan



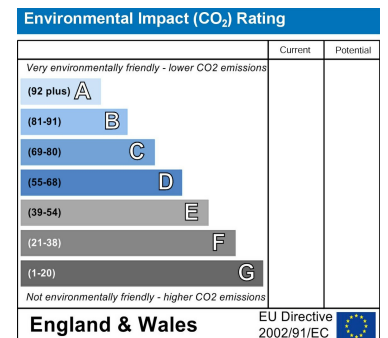
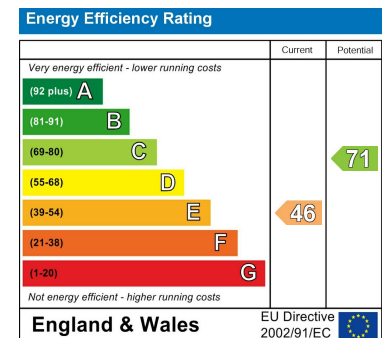
Total area: approx. 94.1 sq. metres (1013.1 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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