



12 Foxglove Court, Spalding, PE11 3DE

£200,000

- Modern three-storey townhouse in a popular Spalding location
- Spacious lounge leading to an open-plan kitchen/diner
- Three well-proportioned bedrooms, including a master with en-suite
- Family bathroom and downstairs WC for added convenience
- Enclosed rear garden and single garage providing secure parking
- Within easy reach of local shops, schools, and recreational facilities

Attractive Three Bedroom, Three Storey Townhouse in Spalding.

This modern three-storey townhouse offers stylish and flexible living space, ideally located within easy reach of local shops, schools, and recreational facilities.

The ground floor comprises an entrance hall leading into a comfortable lounge, which opens through to a spacious kitchen/diner—perfect for family meals and entertaining plus a WC. On the first floor, there are two well-proportioned bedrooms and a contemporary family bathroom. The top floor is dedicated to the impressive master bedroom, featuring its own en-suite shower room for added comfort and privacy.

Outside, the property benefits from an enclosed rear garden providing a secure and low-maintenance outdoor space, along with a single garage offering additional storage or parking.

An excellent opportunity to purchase a modern family home in a convenient and popular location—early viewing is highly recommended.

Entrance Hall

PVC double glazed entrance door. Coving to ceiling. Laminate flooring. Stairs to first floor landing. Electric consumer unit. Glazed door opening to lounge.

Lounge 17'1" x 10'5" (5.21m x 3.19m)



PVC double glazed window to front. Coving to ceiling. Laminate flooring. Understairs cupboard.

Two radiators. Feature obscured glazed block windows. Glazed door opening to kitchen.



Kitchen/Dining Room 9'10" x 13'9" (3.01m x 4.21m)



PVC double glazed window and French doors to rear. Coving to ceiling with recessed spot lighting. Tiled flooring. Radiator. Door to cloakroom. Fitted with a matching range of base and eye level units with roll edge work surface and matching upstand. Tiled splash back. Four ring Neff gas hob with stainless steel Neff extractor over. Integrated Neff oven and grill. Stainless steel sink and drainer with chrome mixer tap over. Space and plumbing for washing machine and tumble dryer. Space for under counter fridge/freezer. Mains gas wall mounted central heating boiler.



Cloakroom



Coving to ceiling. Tiled flooring. Radiator. Fitted close coupled toilet with push button flush. Wall mounted wash hand basin with chrome mixer tap and tiled splash back.

First Floor Landing



Coving to ceiling. Built in airing cupboard with hot water cylinder and slatted shelving. Stairs to second floor. Radiator.

Bedroom 2 9'10" x 13'9" (into cupboard) (3.01m x 4.21m (into cupboard))



Two PVC double glazed windows to rear. Coving to ceiling. Radiator. Built in four door wardrobe with fitted shelf and hanging rail.



Bedroom 3 9'10" x 7'1" (3.01m x 2.16m)



PVC double glazed window to front. Coving to ceiling. Radiator.

Bathroom 6'9" x 7'0" (2.08m x 2.14m)

Coving to ceiling. Recessed spot lighting. Extractor fan. Vinyl flooring. Wall mounted heated towel rail. Fitted with a four piece suite comprising panelled bath with tiled splash back and chrome mixer tap. Shower pod with glass door and thermostatic bar shower. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap and tiled splash back. Shaver point.

Bedroom 1 20'1" x 13'9" (6.14m x 4.21m)

PVC double glazed window to front. Velux style window to rear. Coving to ceiling. Two radiators. Loft access. Door to en-suite.

**En-suite 8'9" x 6'5" (2.69m x 1.97m)**

Velux style window to rear. Coving to ceiling. Extractor fan. Recessed spot lighting. Vinyl flooring. Built in storage cupboard. Shaver point. Decorative glass block window. Fitted shower pod with glass sliding door, rainfall head and hand held attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over.



Outside



There is a low maintenance frontage with a pathway leading to the entrance door. Side access to the rear garden.

The rear garden is enclosed by timber fencing and laid to lawn with a patio seating area. Outside lighting. Cold water tap available.



Garage 17'3" x 9'1" (5.28m x 2.77m)



Vehicular door to front. Power and light connected.



Property Postcode

For location purposes the postcode of this property is: PE11 3DE

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: C

Annual charge: £98 per year service charge and insurance.

Property construction: Brick built

Electricity supply: Eon

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: Single garage, leasehold. Ground rent for garage £80.61 per year.

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: B82

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

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Referral & Fee Disclosure

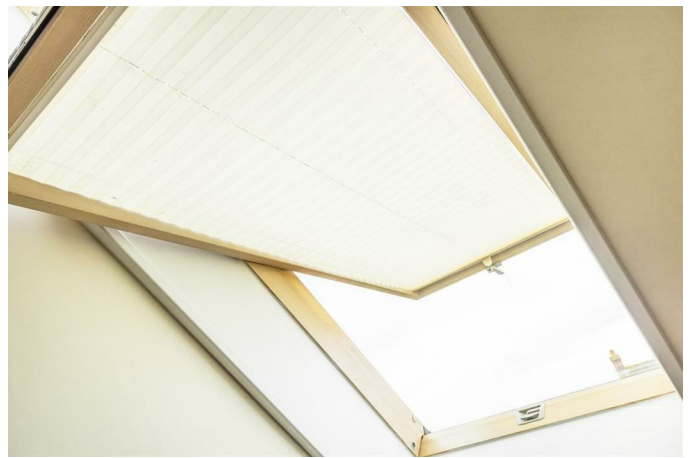
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

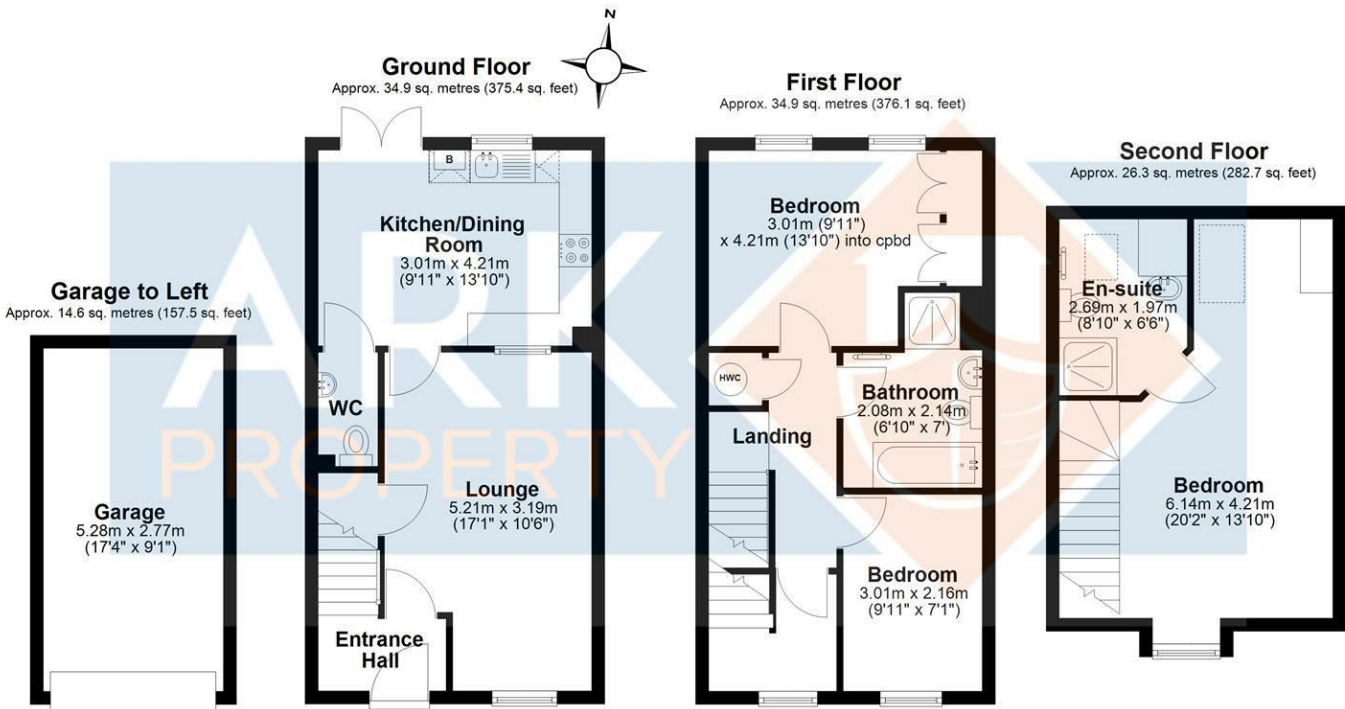
Disclaimer

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



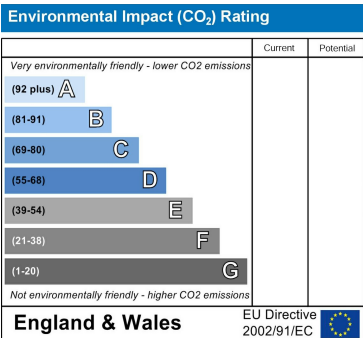
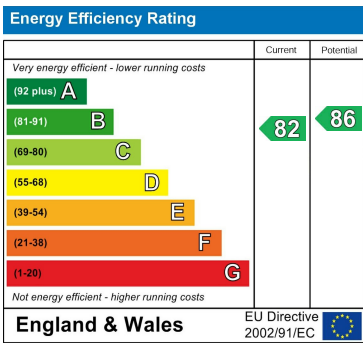
Total area: approx. 110.7 sq. metres (1191.8 sq. feet)

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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>

