



## 5 Porthouse Drive, Spalding, PE11 3LY

**£42,500**

- 25% shared ownership
- Council tax band A
- Lovely landscaped rear garden
- Village location
- Off road parking
- Modern interior
- Well presented
- Rare opportunity

Located in the ever popular village of Pinchbeck, this well presented two-bedroom semi-detached house offers a fantastic opportunity to step onto the property ladder. Available as a 25% shared ownership home, it provides an affordable route to homeownership in a sought after area.

Don't miss out on this rare opportunity, book your viewing today!

### Entrance Hall



UPVC door to front. Karndean flooring. Radiator. Stairs to first floor landing. Under stairs storage cupboard.

### Lounge



UPVC window and French doors to rear. Radiator. Carpeted.

### Kitchen



UPVC window to front. Matching wall and base units with work surface over. Stainless steel sink and drainer with mixer tap over. Integrated electric hob and oven with extractor hood over. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge/freezer. Radiator. Karndean flooring.

### Cloakroom



UPVC window to side. Wash hand basin. Toilet. Radiator. Karndean flooring. Extractor fan.

### First Floor Landing

Radiator. Carpeted.

### Bedroom 1



UPVC window to front. Radiator. Carpeted. Built in storage cupboard. Built in cupboard over the stairs.

### Bedroom 2



Two UPVC windows to rear. Radiator. Carpeted.

### Bathroom



UPVC window to side. Panelled bath with electric

shower over. Shower screen. Wash hand basin. Toilet. Radiator. Extractor fan. Partially tiled walls. Vinyl flooring.

### Property Postcode

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

### Outside



The front of the property has a pathway leading to the front door. Gravel area. Driveway to the side providing off road parking. Side gated access leading to the rear garden.

The rear garden is enclosed by timber fencing and has a large extended patio area. Timber shed. Chipped borders. Gravel area with feature pond and pergola over.

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Every applicant will have to fill out a form through Platform housing, who will be in contact once an offer has been made.

### Verified Material Information

Tenure: Leasehold

Council tax band: A

Charges: £43.24 Monthly service charge. £329.73 rent monthly on the remaining 75%

Property construction: Not known

Electricity supply: Mains - OVO

Solar Panels: No

Other electricity sources: None

Water supply: Mains - Anglian Water

Sewerage: Mains

Heating: Mains 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: Driveway  
Building safety issues: None  
Restrictions: Unknown  
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: C76

### 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.

### Referral & Fee Disclosure

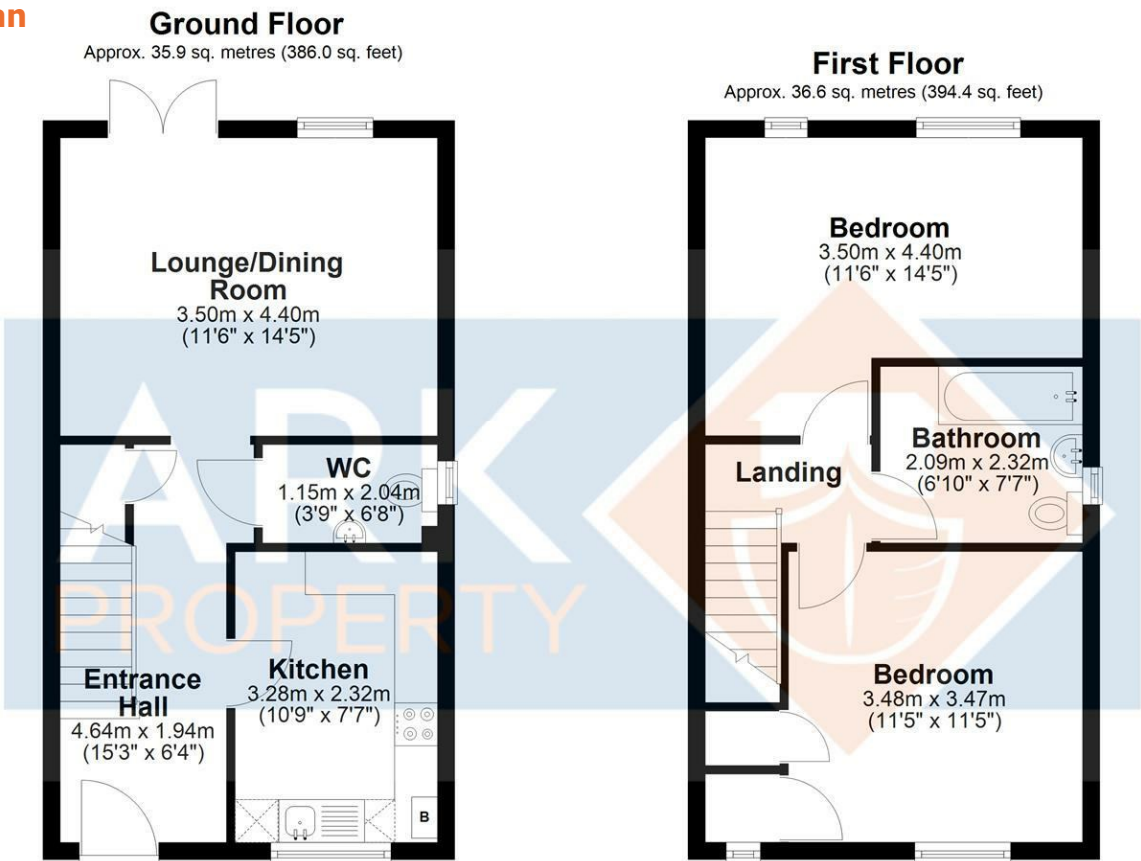
We can also offer full Financial and Solicitor services.

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.

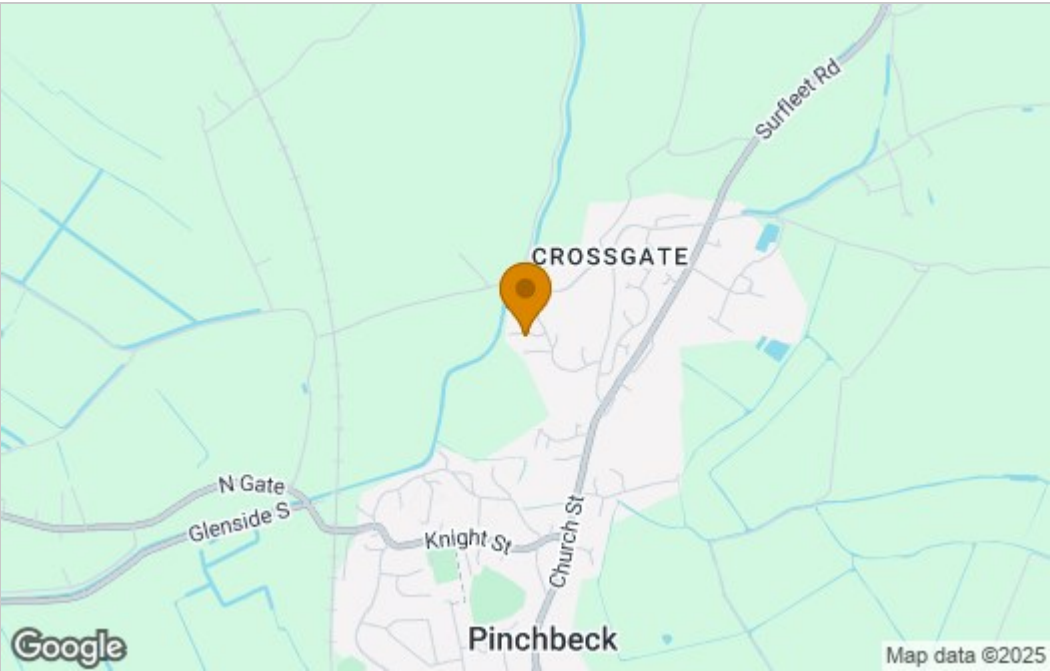
Floor Plan



Total area: approx. 72.5 sq. metres (780.5 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



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Energy Efficiency Graph

