



59 Pilgrims Way, Spalding, PE11 1LJ

£265,000

Charming chalet with spacious garden & ample parking! This versatile chalet boasts a well-presented interior, offering a comfortable living space with ample room for customization. Situated on a larger-than-average plot and in a popular residential location within Spalding. Internal accommodation comprises generous lounge and kitchen, bedroom and shower room to the ground floor with two double bedrooms to the first floor. Ready to land your dream home? Contact Ark for more information.

Entrance Hall 6'2" x 7'8" (1.90m x 2.35m)

Composite glazed entrance door with matching glazed side panel, coving to textured ceiling, radiator, LVT flooring, stairs to first floor landing. Doors to shower room, bedroom three and lounge.

Shower Room 6'2" x 5'5" (1.90m x 1.66m)

PVCu double glazed window to side, skimmed ceiling, LVT flooring, extractor fan, wall mounted heated towel rail, fully tiled walls, shaver point, wall mounted illuminated mirror. Fitted with a three piece suite comprising D shape shower cubicle with mains shower and glass sliding doors, concealed cistern toilet with push button flush and ceramic wash hand basin with chrome mixer tap over both set in vanity unit with door and drawer storage under.

**Lounge 24'0" x 11'3" (7.34m x 3.45m)**

PVCu double glazed windows to front and rear, coving to ceiling with recessed ceiling spotlights and built in speakers, two radiators, built in media center and wall mounted TV point, capped off gas point for fireplace.



Kitchen Diner 10'5" x 11'11" (3.18m x 3.64m)

PVCu double glazed window and door to rear, coving to ceiling with recessed ceiling spotlights, vinyl flooring. Fitted with a matching range of base and eye level units, roll edge work surfaces with tiled splashback, composite sink and drainer with chrome mixer tap over, integrated oven, grill and four ring gas hob, stainless steel extractor fan over, space for American style fridge freezer. Doors to WC and utility cupboard.

**WC 4'8" x 2'11" (1.43m x 0.91m)**

PVCu double glazed window to side, coving to ceiling, vinyl flooring, wall mounted electric heater, electric meter cupboard with consumer unit. Fitted with a close coupled toilet with push button flush and wall mounted wash hand basin with chrome taps over.

Utility Cupboard 5'5" x 3'2" (1.66m x 0.98m)

Recessed ceiling spotlight, vinyl flooring, power points and built in shelving, space and plumbing for washing machine.

Landing 4'9" x 4'9" (1.46m x 1.46m)

Doors to bedrooms one and two, loft access, built in eaves storage cupboard with automatic light.

Bedroom One 15'2" x 11'3" (4.64m x 3.45m)



PVCu double glazed window to front, recessed ceiling spotlights, radiator, built in eaves storage, full height mirrored sliding door wardrobes.



Bedroom Three 6'5" x 10'2" (1.97m x 3.11m)



PVCu double glazed window to side, coving to ceiling, radiator, built in airing cupboard with slatted shelving and hot water cylinder.

Bedroom Two 15'2" x 10'3" (4.64m x 3.13m)



PVCu double glazed window to front, radiator, built in mirrored sliding door wardrobes, built in eaves storage.

Outside



To the front of the property is a low maintenance gravel driveway providing off road parking for multiple vehicles and lead to single garage. There is

side gated access leading to the rear garden which is laid to lawn and enclosed by timber fencing. There is a patio seating area and timber deck with 3m x 3m metal gazebo, two timber storage sheds, external cold water tap and external lighting.



Garage 22'11" x 11'3" (7.00m x 3.45m)



With up and over door to front, window to rear and courtesy door to side. Power and light connected, cold water tap connected.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: B

DRAINAGE: Mains

HEATING: Gas Central Heating

PLEASE NOTE:

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

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.

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.

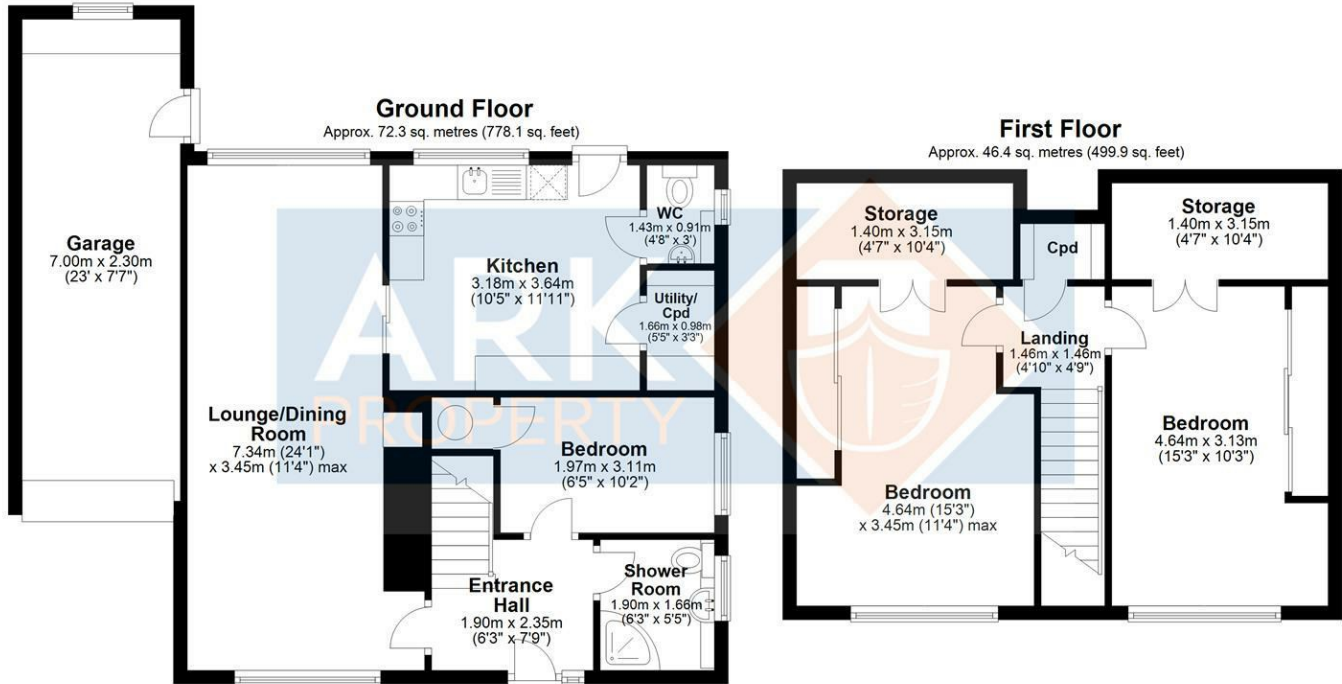
Property Postcode

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

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.

Floor Plan

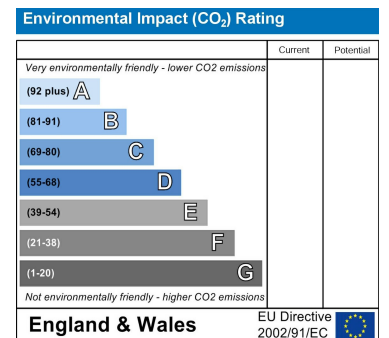
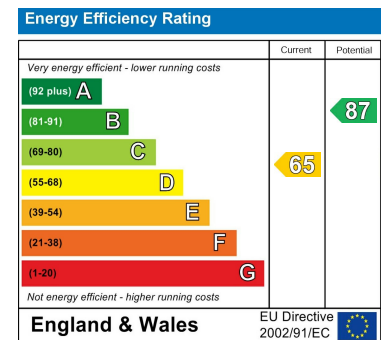


Total area: approx. 118.7 sq. metres (1278.0 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

