ARK PROPERTY









2a Alexandra Road, Spalding, PE11 2QA

£262,500

- Well-proportioned three bedroom detached home with Jack and Jill bathroom
- Highly sought-after location close to historic Ayscoughfee Hall & Gardens
- Spacious kitchen/diner with adjoining utility room and conservatory
- Three bedrooms one with Jack and Jill bathroom
- In and out driveway, garage, store room and range of useful outbuildings
- Generous rear garden and offered for sale with no onward chain

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Well-Proportioned Three Bedroom Detached Home | Generous Garden | Garage & Outbuildings | No Onward Chain

A well-proportioned three bedroom detached home, ideally positioned on the popular Alexandra Road and enjoying a particularly convenient location close to the historic Ayscoughfee Hall and Gardens. The property offers spacious and versatile accommodation, together with generous outside space, a garage and a range of useful outbuildings.

The ground floor comprises a welcoming entrance hall, comfortable lounge and a good-sized kitchen/diner with adjoining utility room. A conservatory provides an additional reception space with views and access to the rear garden, while a ground floor shower room/toilet adds further practicality.

To the first floor are three well-proportioned bedrooms, with bedroom one enjoying access to a Jack and Jill bathroom which is also accessed from the landing.

Outside, the property benefits from an in and out driveway, providing excellent off-road parking and access to the garage and store room. The generous rear garden offers plenty of scope for outdoor enjoyment and includes a range of additional outbuildings, providing useful storage or potential for a variety of uses, subject to any necessary permissions.

The location is a particular highlight, with Ayscoughfee Hall and its beautiful gardens, museum and tennis courts all within easy reach, while Spalding town centre and its wider range of amenities are also conveniently accessible.

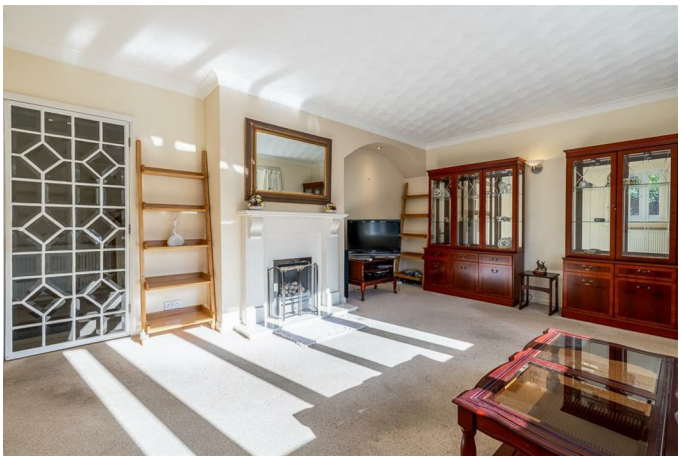
Offered for sale with no onward chain, this is a substantial and versatile detached home that represents an excellent opportunity for buyers looking to put their own stamp on a property in a well-established and desirable location.

Entrance Hall 5'10" x 17'5" (1.80m x 5.33m)
PVC double glazed door to front and window to side. Radiator. Laminate flooring. Stairs leading to first floor. Understairs storage cupboard.

Lounge 12'9" x 17'10" (3.89m x 5.44m)



Bay window to front. Window to side. Feature fireplace with gas fire and surround. 2 radiators.



Kitchen/Dining Room 11'9" x 17'10" (3.60m x 5.45m)



Window to rear and side. Sliding patio doors to conservatory. Matching range of base and eye

level unit with work surfaces over. Sink inset with drainer and mixer tap. Built-in electric double oven and grill. Electric hob with extractor hood. Integrated fridge/freezer. Space and plumbing for dishwasher.



Conservatory 8'1" x 12'2" (2.47m x 3.73m)



French doors leading to garden. Radiator.

Utility 11'4" x 4'9" (3.47m x 1.45m)



Door to rear garden. Window to side. Base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Tiled splash back. Space and plumbing for washing machine. Radiator.

Shower Room/Toilet 5'10" x 5'8" (1.80m x 1.74m)



Window to side. Fully tiled walls. Corner shower cubicle. Wash hand basin set in vanity unit. Toilet. Radiator. Tiled flooring.

First Floor Landing 5'10" x 17'10" (1.79m x 5.46m)

Two windows, one to either side. Airing cupboard housing hot water cylinder. Doors to bedrooms and bathroom.

Bedroom 1 11'11" x 11'10" (3.64m x 3.63m)



Window to rear. Radiator.

Bedroom 2 12'9" x 10'2" (3.91m x 3.11m)



Window to front. Radiator.

Bedroom 3 12'9" x 7'3" (3.91m x 2.22m)



Window to front. Radiator.

Bathroom 11'10" x 5'6" (3.62m x 1.69m)



Window to side. Panelled bath with shower over. Wash hand basin set in vanity unit. Toilet. Bidet. Heated towel rail. Shaver point. Tiled walls.

Outside



The front of the property has off road parking leading to the single garage. Side gated access to the rear garden.
The rear garden is enclosed by timber fencing. Laid to lawn with well stocked borders. Ornamental fishpond with water fall. Raised decking and paved patio area. Timber shed. Brick built summer house. Greenhouse.



Garage 16'7" x 10'6" (max) (5.07m x 3.22m (max))

Up and over vehicular door. Pedestrian door leading to storage area. Power and light connected.

Property Postcode

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

Additional Information

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

PLEASE NOTE:
The sale of the property is subject to the grant of probate.
This property will need to be registered at point of sale with Land Registry.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: A
Annual charge: No
Property construction: Brick built
Electricity supply: Octopus Energy
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: Driveway and Single Garage
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: Ni
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:

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

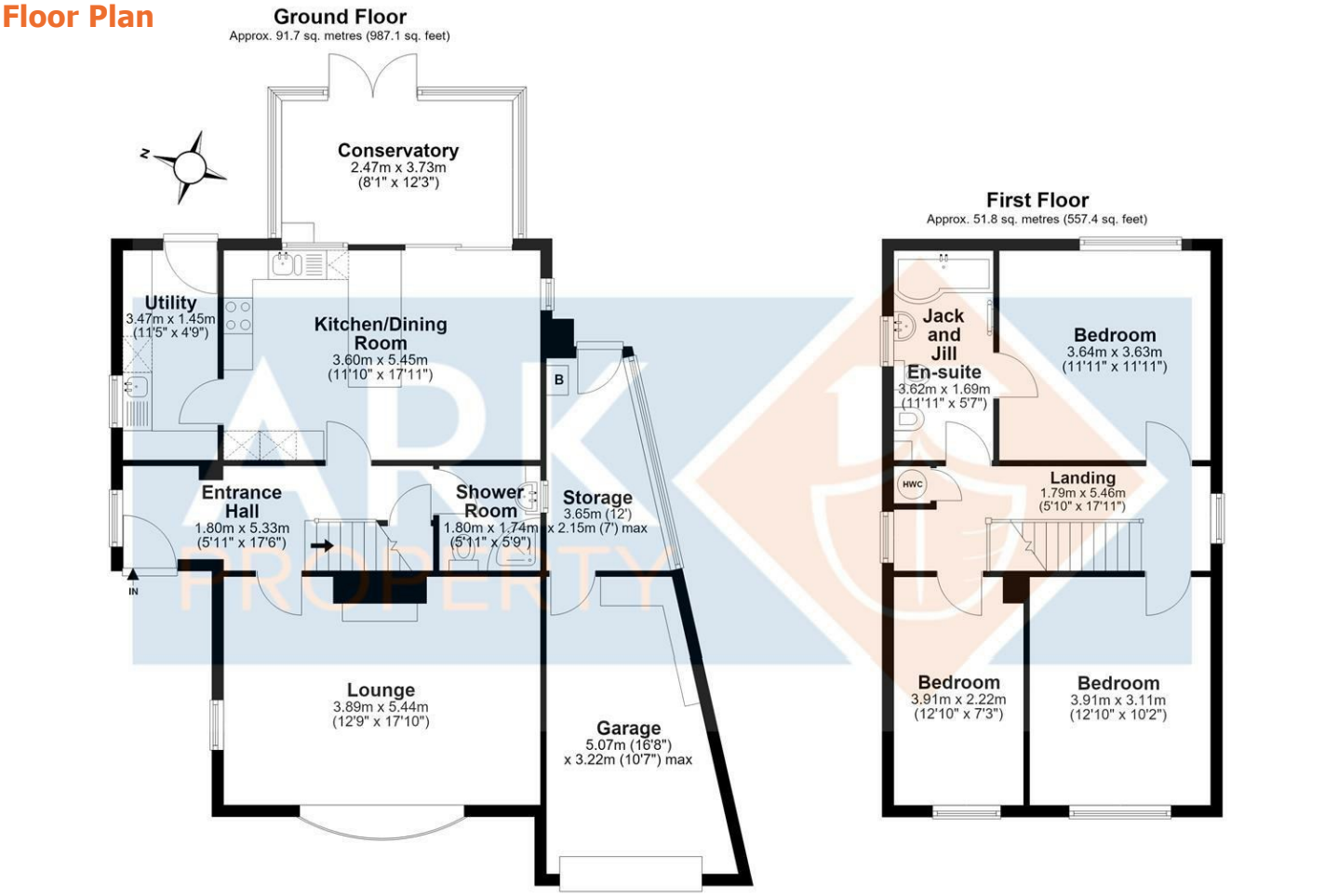
We can also offer full Financial and Solicitor services.

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.

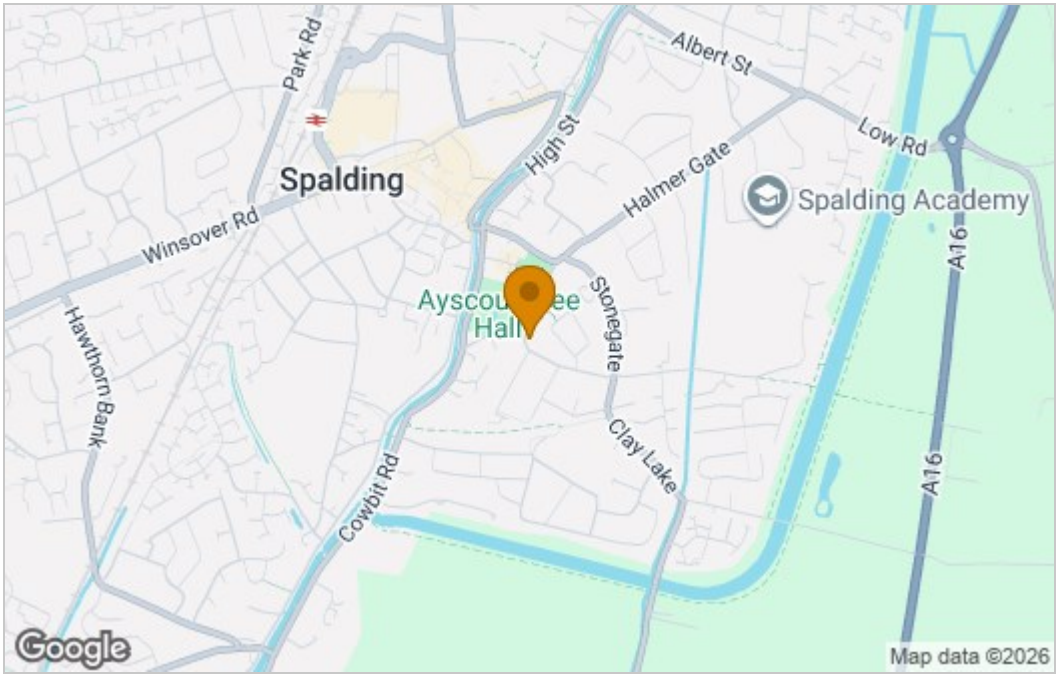
Floor Plan



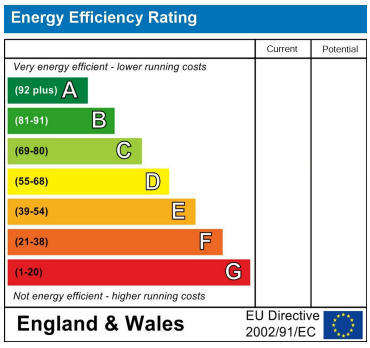
Total area: approx. 143.5 sq. metres (1544.4 sq. feet)

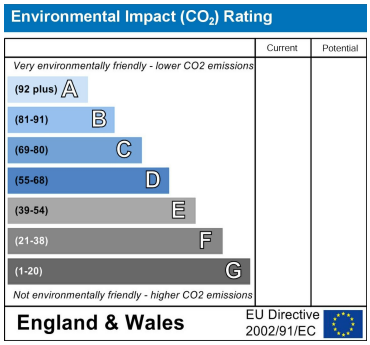
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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