



## 10 Henrietta Street, Spalding, PE11 2YH

**£185,000**

- Within walking distance of the town centre
- Well presented throughout
- Recently refitted bathroom suite
- Two double bedrooms both with en-suites
- Garage to rear
- Great size rooms
- Low maintenance rear garden
- Potential to break chain

Prepare to be impressed by the stunning newly fitted bathroom, complete with a beautiful freestanding bath. Welcome to Henrietta Street, ideally located just off St Thomas Road and within a short walk of local schools and the town centre. This charming home has been lovingly cared for and is now ready to welcome its next owner. Downstairs, the property offers a fantastic flowing layout, featuring a sociable kitchen and two generous reception rooms, perfect for both everyday living and entertaining. Upstairs is where the property really stands out, with two excellent sized double bedrooms, each benefiting from its own en-suite bathroom. While access down the side is a little snug, the property also boasts the valuable addition of a garage. A true little gem, early viewing is highly recommended, so book yours today.

### Entrance Hall

Wooden door to side. Stairs to first floor landing. Carpeted.

### Lounge 12'2" x 15'8" (3.73m x 4.80m)



UPVC bay window to front. Feature fireplace with marble effect and wooden surround. Ceiling rose. Radiator. Wooden flooring.

### Dining Room 11'10" x 15'8" (3.62m x 4.78m)



UPVC windows to side and rear. Open fireplace with tiled and wooden surround. Radiator. Carpeted. Understairs storage cupboard with shelving.

### Kitchen/Breakfast Room 19'9" x 8'10" (6.03m x 2.70m)



UPVC windows to side and rear. Wooden door to side. Radiator. Tiled flooring. Partially tiled walls. Matching base and eye level units with work surfaces over. Ceramic sink unit with drainer and mixer tap. Space for fridge/freezer. Space and plumbing for dishwasher. Space and plumbing for washing machine. Space for Range cooker with extractor over.

### Cloakroom

UPVC window to rear. Toilet. Tiled flooring.

### First Floor Landing

Carpeted. Doors to bedrooms.

### Bedroom 1 11'10" x 15'8" (3.62m x 4.80m)



UPVC window to rear. Built in sliding mirrored door wardrobes. Built in storage cupboard housing boiler. Radiator. Carpeted.

**En-suite 9'3" x 8'10" (2.83m x 2.70m)**

UPVC window to rear. Free standing roll top bath with shower over. Glass shower screen. Wash hand basin. Toilet. Panelled and tiled walls. Radiator. Tiled flooring.

**Bedroom 2 12'2" x 15'9" (3.71m x 4.81m)**

UPVC window to front. Radiator. Wooden flooring.

**En-suite 8'7" x 4'6" (2.62m x 1.38m)**

UPVC window to side. Spot lights. Shower cubicle with rainwater head and separate shower attachment. Wash hand basin. Toilet. Partially tiled walls. Extractor fan. Wooden flooring.

**Outside**

The front of the property has a brick wall and pathway leading to the rear garden.

The rear garden is enclosed by brick walling and timber fencing. Mainly concreted with a block paved area.

Although the property has a driveway leading to a detached single garage, clients must be made aware it is a tight squeeze and maybe only suitable for motorbike and similar size vehicles

**Workshop / Garage**

Brick built. Up and over door. Side door and window. Ideal for storage.

**Property Postcode**

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

**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: Mains

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: On street parking

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: D64

### 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

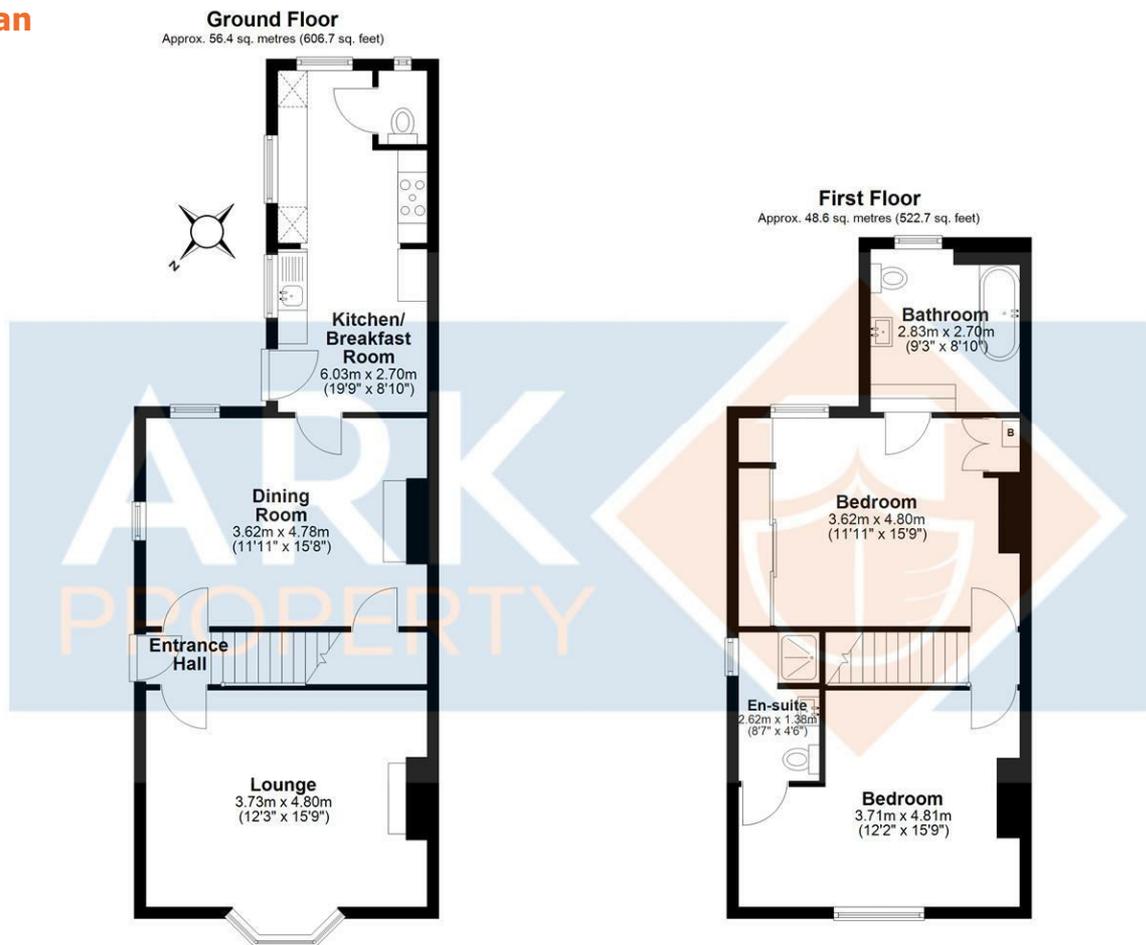
We can also offer full Financial and Solicitor services.

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



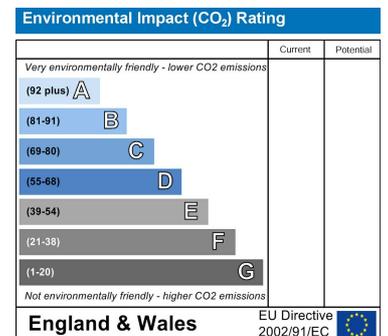
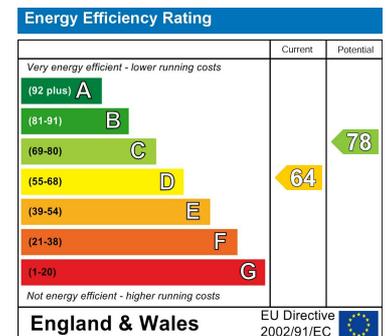
Total area: approx. 104.9 sq. metres (1129.4 sq. feet)

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



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>

