



## **104 Halmer Gate, Spalding, PE11 2EL**

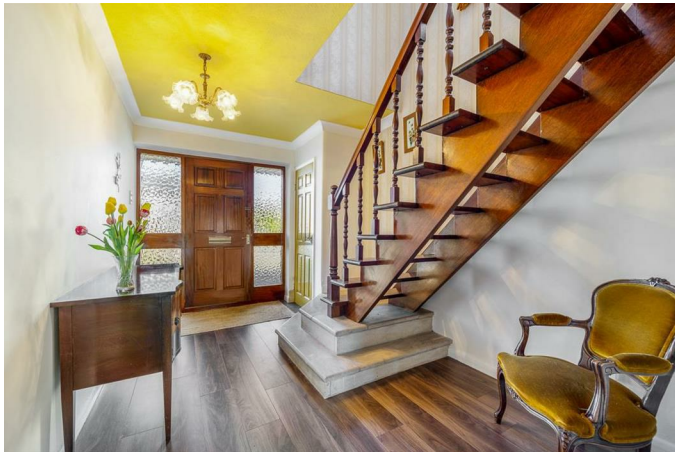
**£325,000**

- Elegant 1960s detached home with stunning period features throughout.
- Three spacious bedrooms, principle bedroom with a luxurious ensuite for ultimate comfort.
- Four stylish reception rooms, perfect for entertaining and relaxed family living.
- Convenient utility room and downstairs WC for modern practicality.
- Mature gardens and off road parking
- Single garage and car port
- South facing garden

## Timeless Elegance: A Captivating 1960s Detached Residence Brimming with Period Charm

Step into a world of refined elegance with this stunning 1960s detached home, where exquisite period features meet contemporary comfort. Nestled within a desirable location, this three-bedroom masterpiece offers an abundance of space, character, and sophistication—an exceptional opportunity for those seeking a home with both heritage and heart.

### Entrance Hall 17'1" x 8'3" (5.23m x 2.53m)



Solid wood entrance door with obscured glazed side panels. Coving to ceiling. Laminate flooring. Radiator. Built in cupboard. Stone and teak staircase leading to first floor.

### Lounge 17'0" x 14'0" (5.20m x 4.27m)



PVC double glazed window to rear. Solid wood sliding door opening to Sun Room. Ornate cornice and ceiling rose to skimmed ceiling. Period wall panelling. Radiator. Marble fireplace and fire. Carpeted.



### Dining Room 12'10" x 13'11" (3.93m x 4.26m)



Single glazed window to front. Ornate cornice and ceiling rose to skimmed ceiling. Period wall panelling. Two radiators. Feature fireplace with surround. Carpeted.

**Cloakroom 4'1" x 6'5" (1.25m x 1.98m)**

Single glazed window to front. Skimmed ceiling. Laminate flooring. Fitted close coupled toilet with push button flush. Wash hand basin set in vanity unity with chrome mixer tap over.

**Kitchen 19'10" x 10'10" (6.06m x 3.32m)**

Single glazed windows to side and rear. Skimmed ceiling with recessed spot lighting. Radiator. Sink unit with mixer tap. Integrated Neff electric and gas hob with warming plate. Eye level electric oven. Integrated dishwasher. Integrated fridge. Integrated freezer. Tiled flooring.

**Dining Area 11'8" x 7'3" (3.56m x 2.21m)**

Solid wood wall panelling. Tiled obscured glazed feature wall. Storage cupboard. Carpeted.

**Sun Room 8'10" x 12'9" (2.71m x 3.90m)**

Single glazed window to rear. Patio doors to sun terrace. Tiled obscured glazed feature wall. Radiator. Italian tiled flooring.

**Utility Room 15'2" x 5'0" (4.63m x 1.53m)**

Glazed door to rear garden. Skimmed ceiling with sky light. Tiled flooring. Space for washing machine. Space for fridge and freezer. Carpeted.

**Porch 6'11" x 6'10" (2.12m x 2.09m)**

Doors to utility and kitchen. Tiled floor. Storage cupboard. Radiator.

**First Floor Landing 3'11" x 18'7" (1.20m x 5.67m)**

PVC double glazed window to front. Coving to ceiling. Built in airing cupboard with fitted shelving, hot water cylinder and mains gas central heating boiler. Carpeted.

**Bedroom 1 12'11" x 18'5" (3.95m x 5.62m)**

Two PVC double glazed windows to front. Coving to ceiling. Walk in wardrobe. Radiator. Carpeted. Door to En-suite.

**En-suite 4'6" x 6'2" (1.38m x 1.90m)**

PVC double glazed window to side. Coving to ceiling. Skimmed ceiling. Fully tiled walls. Shower cubicle with mains shower. Toilet. Wash hand basin. Shaver point.

**Bedroom 2 12'8" x 9'9" & 6'4" x 9'8" (3.87m x 2.98m & 1.94m x 2.95m)**

PVC double glazed window to rear. French door to balcony. Coving to ceiling. Skimmed ceiling. Radiator. Built in wardrobes with shelving and hanging rail. Carpeted.

**Bedroom 3 12'0" x 14'0" (3.66m x 4.27m)**

PVC double glazed window to rear. Coving to ceiling. Skimmed ceiling. Radiator. Full height fitted wardrobes with shelving and hanging rail. Carpeted.

**Bathroom 11'8" x 8'11" (3.56m x 2.72m)**

PVC double glazed window to rear. Coving to ceiling. Skimmed ceiling. Radiator. Low level cast iron bath with wall mounted spout and taps. Built in soap dish and mirrored wall. Wash hand basin. Toilet. Radiator. Shower cubicle with tiled walls. Built in soap dish and glass folding door. Carpeted.

**Car Port 17'4" x 7'8" (5.30m x 2.34m)**

Suitable for parking of 1 vehicle. Wooden glazed door leading to porch.

**Garage 17'4" x 7'2" (5.29m x 2.19m)**

Timber vehicle door. Power and light connected.

**Outside**

Front: There is a generous block paved driveway to the front of the property providing off road parking to several vehicles. Side gated access to rear.

Rear: The private, south facing, landscaped gardens are particular feature of the property and are enclosed by beech and privet hedging. The garden boasts two patios, mature fruit trees, a rose garden, lawned areas and herbaceous borders. Outside lighting. Cold water tap.



### Property Postcode

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

### Additional Information

PLEASE NOTE:

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

### 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: E

Annual charge: No

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: Cavity Wall Insulation

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Limited over Data. Vodafone is Limited over Voice and Data.

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Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very 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: E50

### 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**

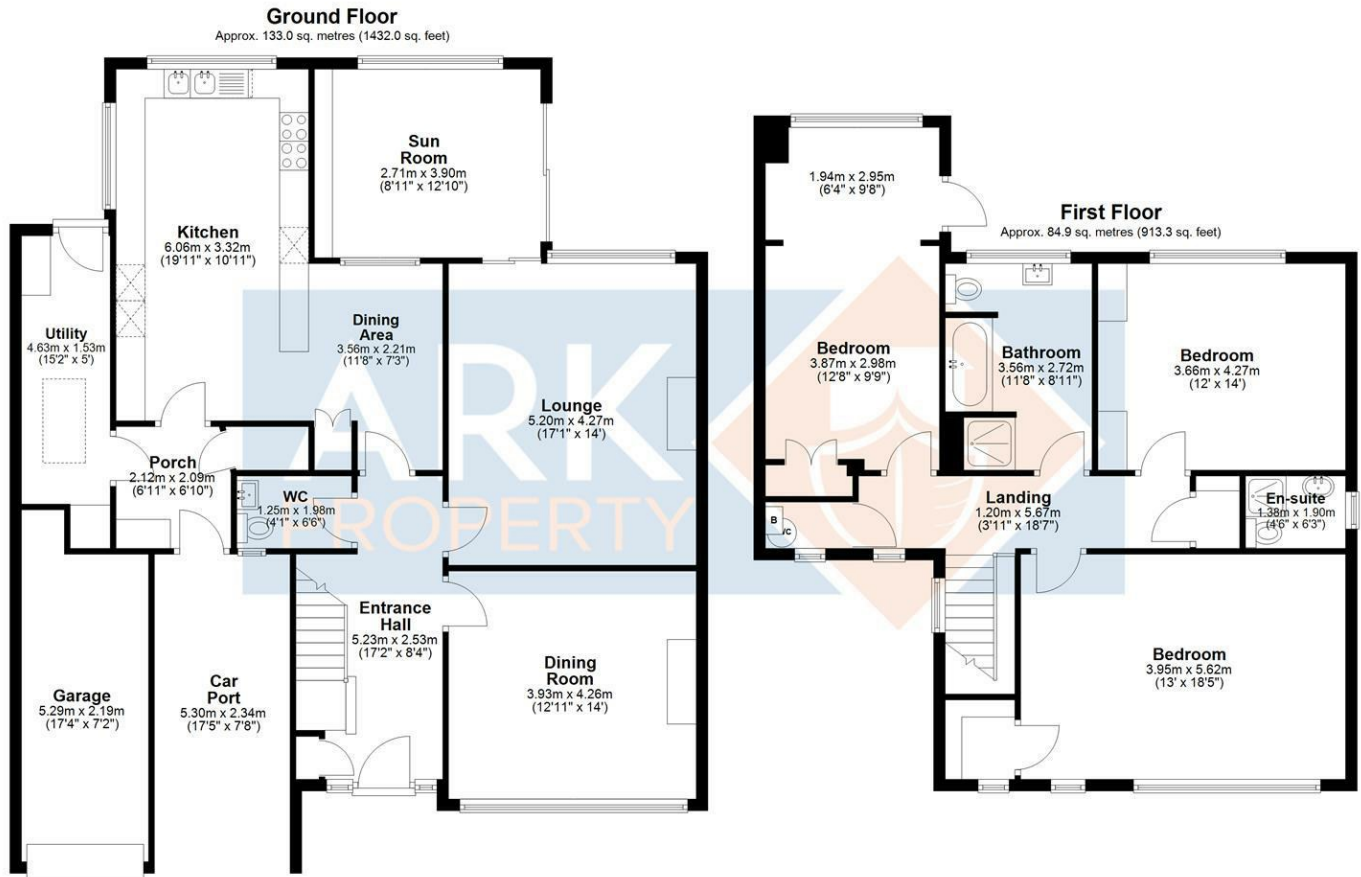
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

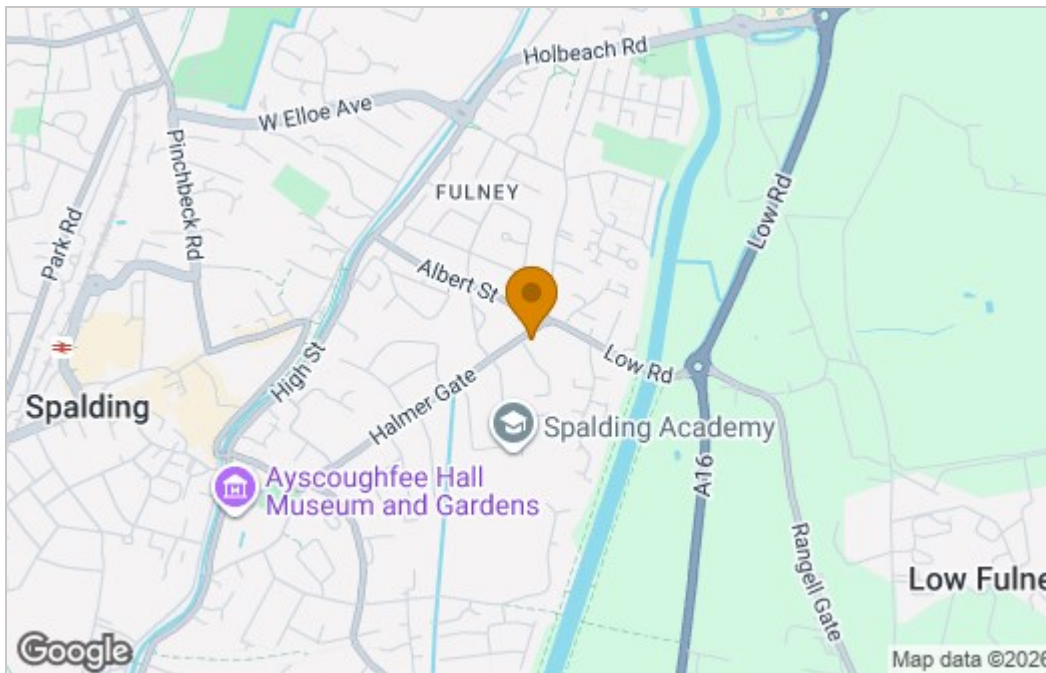
## Floor Plan



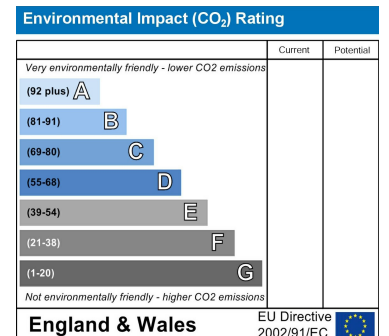
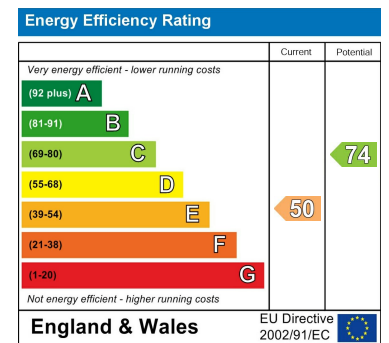
Total area: approx. 217.9 sq. metres (2345.4 sq. feet)

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

## Area Map



## Energy Efficiency Graph



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