



## 14 Hannam Boulevard, Spalding, PE11 1LA

**£180,000**

- Three-bedroom semi-detached house in a popular residential location
- Spacious lounge and separate dining room
- Ground floor shower room and separate WC
- Bedroom One with its own WC
- Gated off road parking
- Low-maintenance front and rear gardens

Situated in a popular residential location on Hannam Boulevard, Spalding, this three-bedroom semi-detached home offers well-proportioned accommodation throughout. The ground floor comprises an entrance hall, lounge, dining room, kitchen, shower room and separate WC. To the first floor are three bedrooms, with Bedroom One benefiting from its own WC. Externally, the property enjoys gated off-road parking and low-maintenance gardens, making it an ideal choice for a range of buyers including families, first-time purchasers and investors.

#### Entrance Hall

PVC double glazed entrance door. Radiator. Stairs to first floor landing. Door to lounge.

#### Lounge 11'5" x 12'7" (3.48m x 3.85m)



PVC double glazed bay window to front. Coving to ceiling. Radiator. Gas fire place with built in alcove storage. Door to dining room.



#### Dining Room 8'10" x 10'4" (2.70m x 3.15)



PVC double glazed window to side. Coving to ceiling. Radiator. Under stairs storage cupboard. Door to shower room. Opening to kitchen.



#### Shower Room 8'10" x 4'9" (2.70m x 1.45m)



Coving to ceiling. Extractor fan. Radiator. Built in airing cupboard. Fitted quadrant shower cubicle with

glass sliding door and thermostatic bar shower rise with hand held attachment. Mirrored vanity cabinet. Wash hand basin with chrome mixer tap set in vanity unit and built in storage.

**Kitchen 10'1" x 15'2" (3.08m x 4.64m)**



PVC double glazed window and door to side and rear. Coving to skimmed ceiling. Vinyl flooring. Radiator. Utility area with worktop space. Wall mounted gas central heating boiler. Fitted with a matching range of base and eye level units with roll edge work surface and tiled splash back. Four ring gas hob with extractor fan over. Stainless steel sink unit with drainer and chrome mixer tap. Integrated eye level oven and grill. Space for under counter fridge. Space and plumbing for washing machine. Door to WC.



**WC**



PVC double glazed window to rear. Vinyl flooring. Fitted close coupled toilet with push button flush.

**First Floor Landing**

PVC double glazed window to side. Doors to bedrooms. Loft access.

**Bedroom 1 10'4" x 12'8" (3.16m x 3.88m)**



PVC double glazed bay window to front. Radiator. Fitted wardrobes and dressing table. Door to WC.

## WC



Vinyl flooring. Fitted close coupled toilet with push button flush. Wash hand basin.

## Bedroom 2 10'2" x 6'7" (3.12m x 2.01m)



PVC double glazed window to rear. Radiator.

## Bedroom 3 7'3" x 8'11" (2.22m x 2.74m)



PVC double glazed window to rear. Radiator.

## Outside



The front of the property has a gravel area with brick wall and timber fencing. Mature trees. There is a concrete driveway to the side of the property providing off road parking. Side gated access leading to the rear garden.

The rear garden is enclosed by timber fencing. Outside lighting. Paved patio area. Timber storage shed.



## Property Postcode

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

## 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: A  
 Annual charge: No  
 Property construction: Brick built  
 Electricity supply: British Gas  
 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  
 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:

### 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

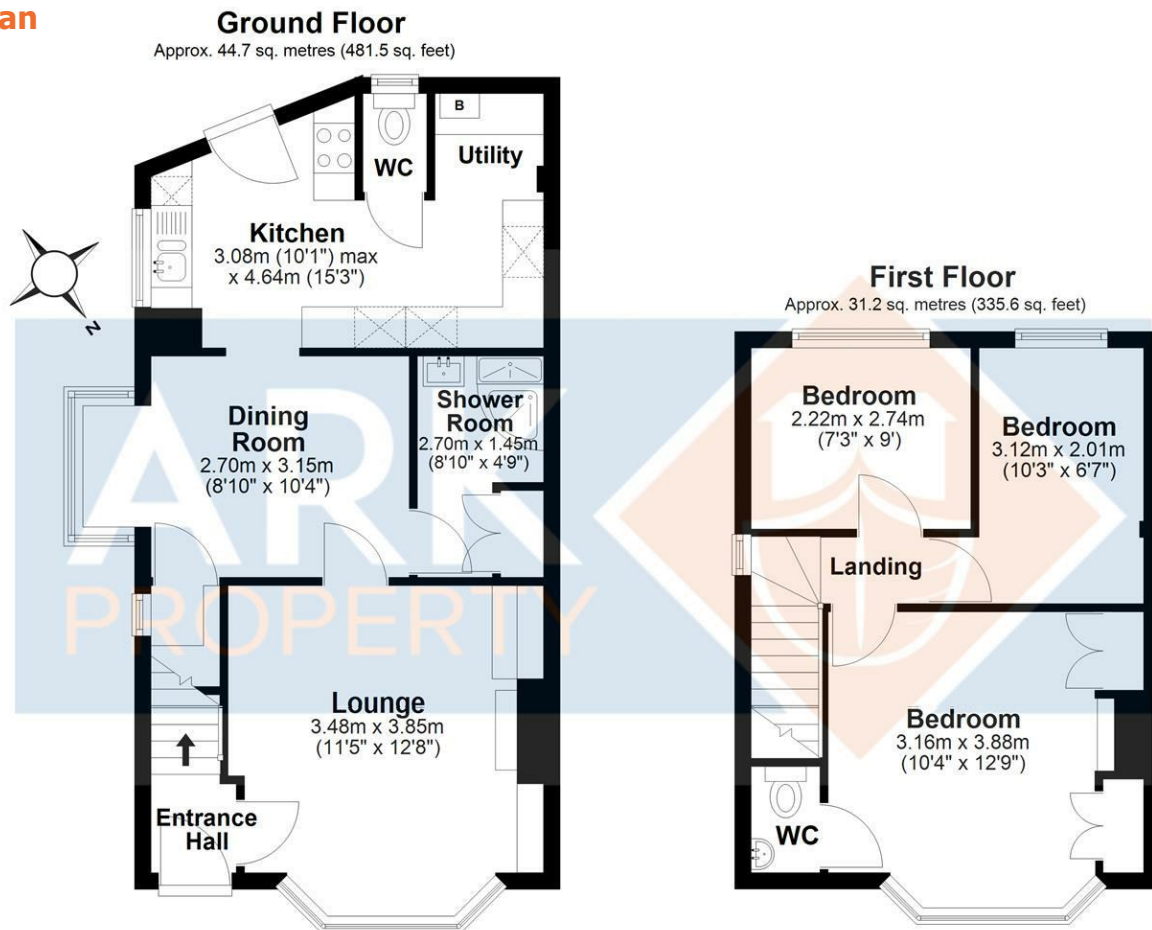
We can also offer full Financial and Solicitor services.

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.

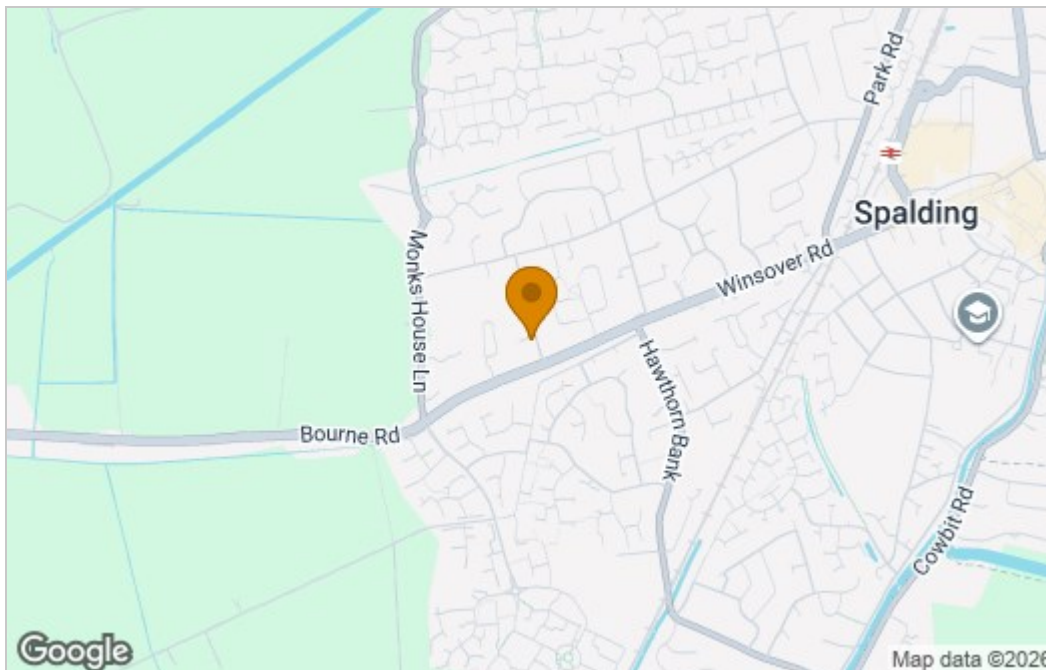
## Floor Plan



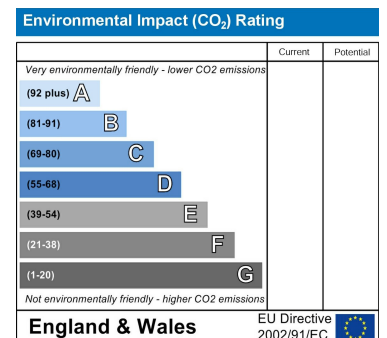
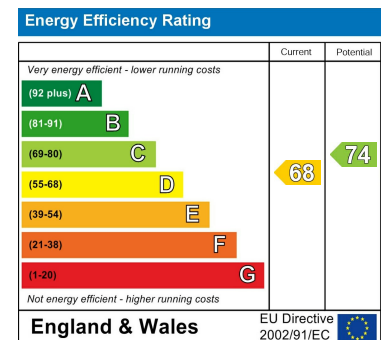
Total area: approx. 75.9 sq. metres (817.1 sq. feet)

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

## Area Map



## Energy Efficiency Graph



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