ARK PROPERTY

1 Seas End Road, Spalding, PE12 6LD

Or Nearest Offer £224,500

- Three Bedroom Period Cottage
- Village Location
- Corner Plot
- Kitchen, Lounge And Dining Room
- Feature Fireplaces
- Wood Burning Stove
- No Onward Chain
- Council Tax Band: C
- EPC: F
- Viewing Essential

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Charming 3-bedroom period cottage in Moulton Seas End, beautifully maintained with character features throughout. This cozy home boasts three lovely feature fireplaces and a wood-burning stove, perfect for relaxing evenings. Set on a corner plot with wrap-around gardens to the front and rear, offering privacy and plenty of outdoor space. A delightful blend of period charm and modern comfort – this cottage is a must-see!

Entrance Hall 5'8" x 3'9" (1.75m x 1.16m)

Composite glazed entrance door, tiled flooring, coving to textured ceiling, stairs to first floor landing. Doors opening to lounge and dining room.

Lounge 11'7" x 11'7" (3.55m x 3.54m)

PVCu double glazed windows to front and rear, skimmed ceiling, modern electric heaters controlled via wifi with timers, inset wood burning stove with tiled hearth.

Dining Room 12'5" x 14'0" (3.79m x 4.27m)

PVCu double glazed windows to front and side, modern electric heaters controlled via wifi with timers, open fireplace. Opening to kitchen.

Kitchen 12'4" x 6'8" (3.76m x 2.04m)

PVCu double glazed window and door to side, skimmed ceiling, laminate flooring, wall mounted electric consumer unit and meter, fitted base and eye level units with solid wood worktops and metro tiled splashback, composite sink and drainer with mixer tap over, integrated fridge freezer, space and plumbing for washing machine, opening to pantry area 1.92m x 0.78m with skimmed ceiling, spot lighting, laminate flooring and base unit with worktop, metro tiled splashback.

Landing 6'6" x 0'0",324'9" (1.99m x 0,99m)

PVCu double glazed window to side, coving to textured ceiling, doors to bedrooms and bathroom.

Bedroom One 11'6" x 11'7" (3.53m x 3.54m)

PVCu double glazed window to front, coving to textured ceiling, wall mounted electric heater, built in cupboard with shelving, cast iron fireplace.

Bedroom Two 11'3" x 12'9" (3.43m x 3.89m)

PVCu double glazed window to front, skimmed ceiling, wall mounted electric heater, fireplace.

Bedroom Three 9'11" x 6'8" (3.04m x 2.05m)

PVCu double glazed window to side, coving to skimmed ceiling, built in airing cupboard with slatted shelving and hot water cylinder, wall mounted electric heater.

Bathroom 4'3" x 6'5" (1.31m x 1.98m)

PVCu double glazed window, skimmed ceiling, vinyl flooring, tiled walls. Fitted with a three piece suite comprising panel bath with chrome mixer tap over and electric shower, close coupled toilet with push button flush and pedestal wash hand basin with chrome taps over.

Outside

The property can be accessed by car from Roman Bank and by foot from Seas End Road. There is off road parking available for two to three cars and wrap around gardens of lawn and hardstanding areas with outside lighting and a timber storage shed with power connected.

Additional Pictures

Property Postcode

For location purposes the postcode of this property is: PE12 6LD.

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: C
Annual charge: No
Property construction: Brick built
Electricity supply: Mains
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Septic Tank newly fitted
Heating: Electric heating
Heating features: Wood/multi fuel burners x2

Parking: Driveway
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: No
Coastal erosion risk: No
Planning permission: Full planning next to the house
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: F35

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

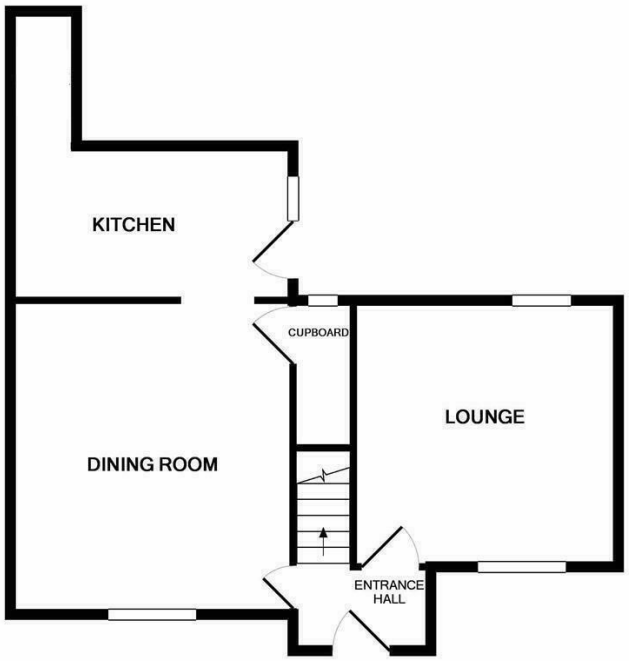
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referal fee for any recommended client service used.

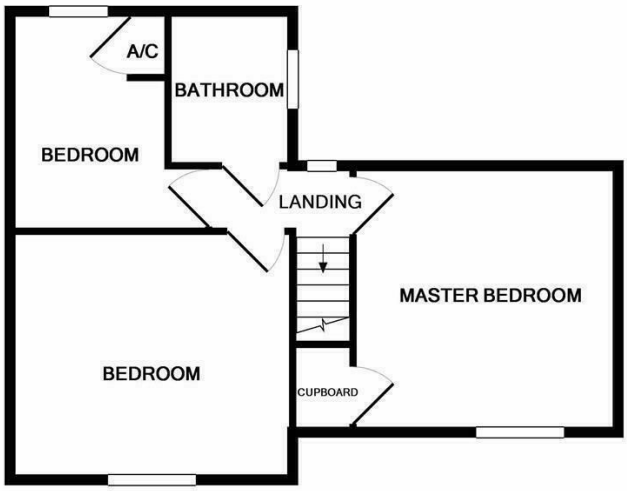
Disclaimer

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.

Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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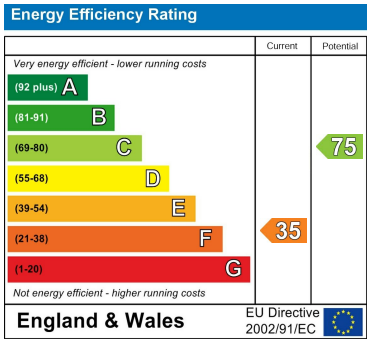
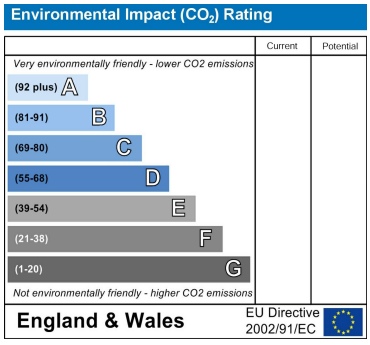
Area Map

Energy Efficiency Graph





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