



16 Cross Street, Spalding, PE11 2YG

£275,000

- Within close proximity off the town centre
- Four bedrooms
- Downstairs shower room and upstairs bathroom
- Well presented throughout
- Three reception rooms
- Walking distance to local amenities
- Ample off road parking leading to garage
- Well established rear garden
- Recommend to view to appreciate the plot
- Book your viewing today!

This beautifully presented detached four-bedroom home on Cross Street offers an attractive blend of character charm and modern living. Spacious and well designed throughout, the property flows effortlessly and features three impressive reception rooms, including a welcoming lounge, a formal dining room and a versatile family room with doors opening onto the established, colourful rear garden.

The ground floor also benefits from a convenient shower room, adding flexibility for family living and guests. Upstairs, there are four well-proportioned bedrooms and a stylish family bathroom complete with a classic roll-top bath.

Beautifully maintained and ready to move into, this delightful home offers generous living space, timeless character and a wonderful setting for family life.

Entrance Hall 20'4" x 5'11" (6.20m x 1.81m)



PVC entrance door to front with glazed arch over. Built in cupboard housing electric consumer unit. Original glazed door opening to hallway. Ornate cornice to ceiling. Laminate flooring. Radiator. Stairs to first floor landing.

Lounge 14'6" x 13'11" (4.42m x 4.26m)



PVC double glazed bay window to front with fitted shutters. Ornate cornice to ceiling. Feature open fireplace. Laminate flooring. Radiator.



Dining Room 11'11" x 11'11" (3.65m x 3.65m)



PVC double glazed window to rear fitted with

shutters. Ornate cornice to ceiling. Feature fireplace. Laminate flooring. Radiator.

Kitchen 10'6" x 10'11" (3.21m x 3.35m)



PVC double glazed window to side. Ornate cornice to ceiling. Spot lights. Fitted kitchen comprising of walls and base units with granite worksurfaces over. Tiled splash back. Belfast sink with mixer tap over. Four ring gas hob with extractor hood over. Electric oven and grill under. Integrated fridge/freezer and dishwasher. Radiator. Tiled flooring.

Utility 8'0" x 11'0" (2.45m x 3.37m)



PVC double glazed window to side. Coving to ceiling. Tiled flooring. Radiator. Fitted base units with worktop space. Space for fridge/freezer.

Garden Room 8'7" x 10'9" (2.62m x 3.29m)



PVC double glazed window to side and door to rear. Coving to skimmed ceiling. Tiled flooring. Radiator.

Downstairs Shower Room 5'10" x 5'9" (1.80m x 1.76m)



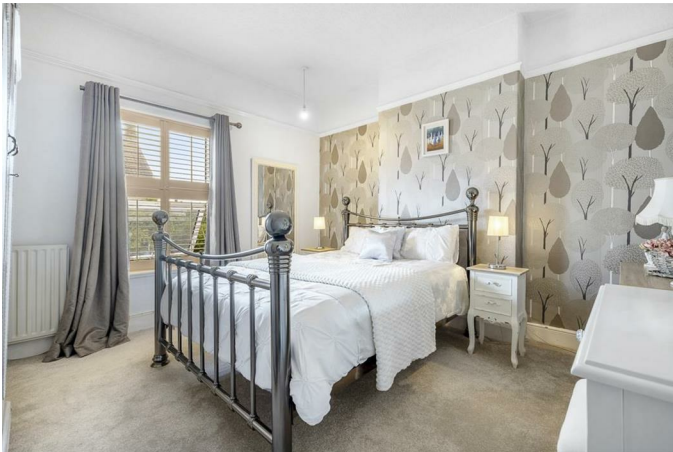
PVC double glazed window to side. Skimmed ceiling. Recessed spot lights. Extractor fan. Tiled flooring. Full height wall tiling. Fitted quadrant shower cubicle with sliding door and mains thermostatic shower riser, rainfall head and hand held attachment. Concealed cistern toilet and wall mounted wash hand basin in vanity unit.

First Floor Landing 15'5" x 5'10" (4.71m x 1.79m)



Doors to bedrooms, bathroom and WC.

Bedroom 1 12'5" x 12'3" (3.81m x 3.75m)



PVC double glazed window to front. Picture rails. Carpeted. Radiator.

Bedroom 2 11'11" x 12'1" (3.65m x 3.69m)



PVC double glazed window to rear. Picture rails. Radiator. Carpeted. Two built in wardrobes with hanging space and shelving.

Bedroom 3 8'5" x 11'1" (2.58m x 3.40m)



PVC double glazed window to rear. Radiator. Carpeted.

Bedroom 4 9'0" x 5'8" (2.75m x 1.74m)

PVC double glazed window to front. Coving to ceiling. Radiator. Carpeted.

WC

PVC double glazed window to side. Skimmed ceiling with spot lighting. Tiled floor. Full height wall tiling. Wall mounted heated towel rail. Fitted concealed cistern toilet. Wall mounted wash hand basin.

Bathroom 6'10" x 7'8" (2.10m x 2.34m)

PVC double glazed window to side. Skimmed ceiling with recessed spot lights. Tiled flooring. Full height wall tiling. Chrome vertical column radiator. Fitted free-standing bath with floor mounted bath spout and hand held shower attachment. Wall mounted wash hand basin with chrome mixer tap over. Shaver point. Toilet.

Outside

Front: To the front of the property there is a low maintenance garden with low level brick wall, metal gate and pathway leading to the front door. Block paved driveway to the side allowing parking for two vehicles. Access to rear garden.

Rear: Enclosed by timber fencing. Mainly hard standing with planted areas, selection of mature trees, vegetable beds. Timber storage shed. Greenhouse.



Garage 22'11" x 9'8" (7.00m x 2.96m)

Up and over vehicular door to the front. Window to side. Pedestrian door to side. Power and light connected.

Store 9'11" x 7'6" (3.04m x 2.30m)**Development Potential**

There is development potential to create a "granny annexe", subject to relevant planning, or further scope to create a breakfast diner/sitting room overlooking the garden.

Property Postcode

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

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: 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 Likely over Voice and Data. O2 is Likely over Voice and Limited over 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: 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: E53

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.

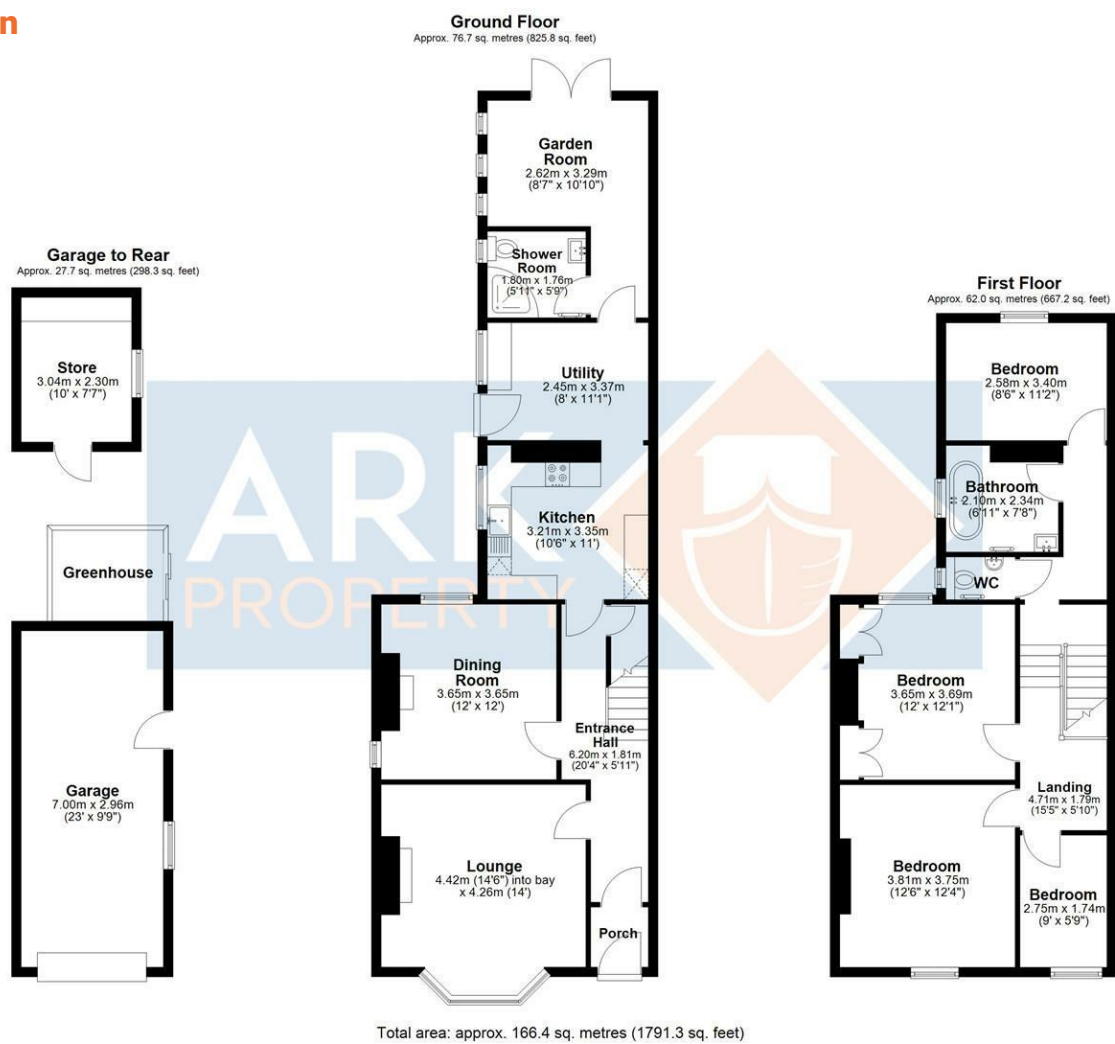
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any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

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

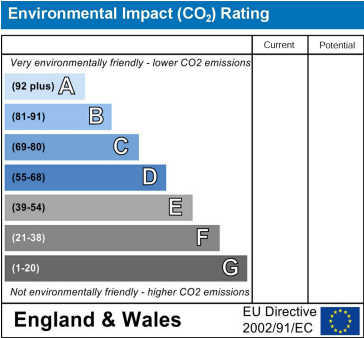
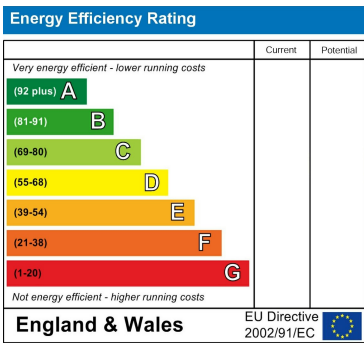
Floor Plan



Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

