ARK PROPERTY

8 Austen Mews, Spalding, PE11 1WQ

£160,000

- Detached two-bedroom coach house on the popular St John's Circus development
- Ideal low-maintenance home, perfect for first-time buyers or downsizers
- Bright lounge with doors opening onto a private balcony
- Fitted kitchen, two well-proportioned bedrooms and a bathroom
- Off-road parking, single garage and useful external store room
- Small enclosed garden featuring a unique private putting green

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Situated on the popular St John's Circus development, this detached two-bedroom coach house on Austen Mews offers an excellent opportunity for buyers seeking a low-maintenance home in a convenient location. Well-presented throughout, the accommodation comprises an entrance hall, a bright lounge with doors opening onto a balcony, a fitted kitchen, two bedrooms and a bathroom. Outside, the property benefits from off-road parking leading to a single garage, an external store room and a small enclosed garden, complete with its own putting green – a unique feature perfect for golf enthusiasts or those looking to enjoy a private outdoor space.

Entrance Hall 22'2" x 10'1" (6.77m x 3.08m)

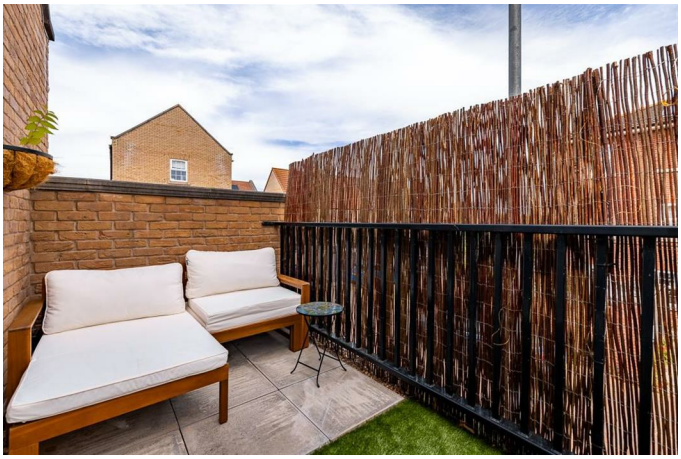
Composite glazed entrance door. Coving to skimmed ceiling. Laminate flooring. Radiator. Built in storage cupboard with built in shelf.

Lounge 17'8" x 16'8" (5.40m x 5.10m)

PVC double glazed windows. French doors leading to balcony. Coving to skimmed ceiling. Laminate flooring. Radiator.

Balcony 14'3" x 6'1" (4.36m x 1.86m)

Seating area and railings.



Kitchen 7'2" x 14'8" (2.19m x 4.48m)

PVC double glazed window. Coving to skimmed ceiling. Recessed spot lights. Laminate flooring. Radiator. Matching base and eye level units with roll edge work surfaces. Breakfast bar seating. Composite sink unit with drainer and mixer tap. Four ring gas hob with extractor hob over. Electric oven and grill. Space and plumbing for washing machine. Space for fridge/freezer.

Bedroom 1 9'1" x 13'10" (2.77m x 4.22m)

PVC double glazed window. Coving to skimmed ceiling. Laminate flooring. Radiator.

Bedroom 2 8'2" x 10'2" (2.51m x 3.12m)

PVC double glazed window. Coving to skimmed ceiling. Laminate flooring. Radiator.

Bathroom 6'4" x 8'3" (1.94m x 2.54m)

PVC double glazed window. Coving to skimmed ceiling. Recessed spot lights. Vinyl flooring. Shaver point. Mirrored bathroom cabinet. Panelled bath with chrome mixer tap and tiled splash back. Shower pod with rainfall head and hand held attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap. Heated towel rail.

Outside

There is off road parking for one vehicle in front of the single garage with up and over door. Side gated access to the garden.
The garden is enclosed by timber fencing. Hard landscaped to include stoned area and artificial lawn putting green. Outside light. Power points available.

Garage 18'6" x 8'4" (5.66m x 2.55m)

Up and over vehicular door. Power and light connected. Cold water tap. Wall mounted EV Charging point. Wall mounted mains gas central heating boiler.

Store Room 14'5" x 5'10" (4.41m x 1.80m)

Composite door. Power and light connected.

Property Postcode

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

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: Leasehold
Charges: Ground Rent: £216 per year. Service Charge: £380 per year. Management Charge: £10 per month paid to Broadgate Management.
Property construction: Brick built
Electricity supply: Mains
Solar Panels: Yes, 2 panels owned by the property.
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 Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and

None 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: B81

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.

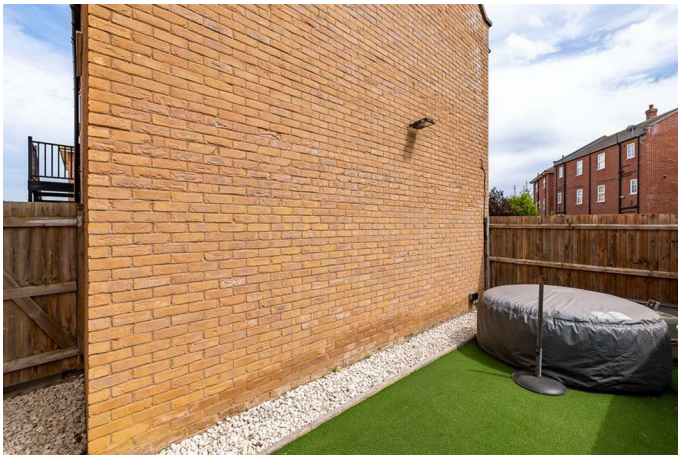
Ark Property Centre

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.

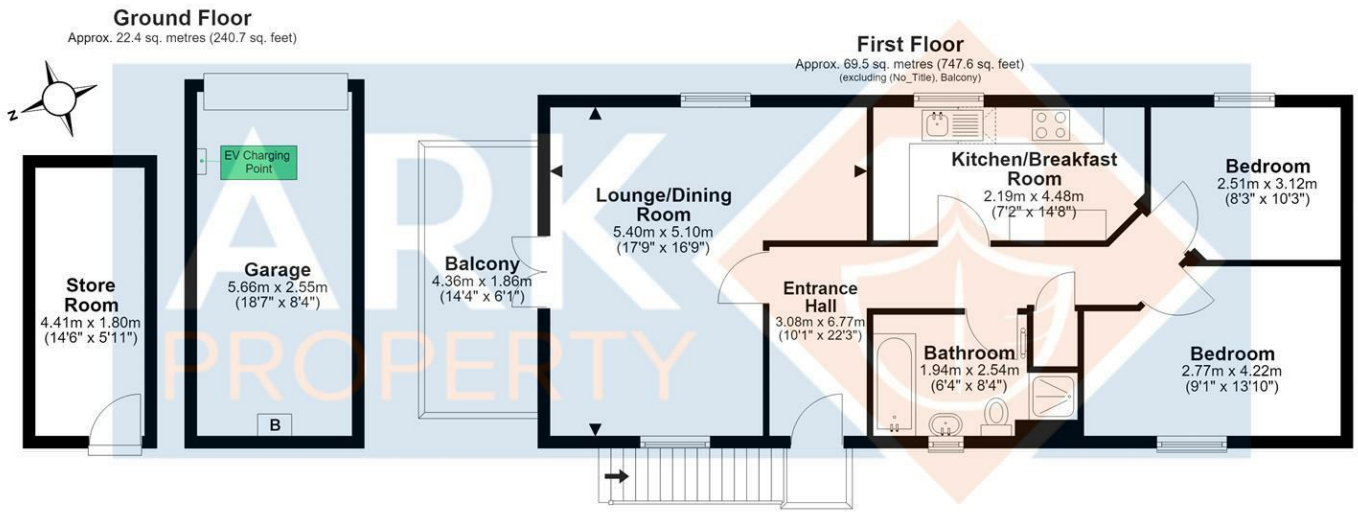
We can also offer full Financial and Solicitor services. Please note we do get a referal fee for any recommended client service used.

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

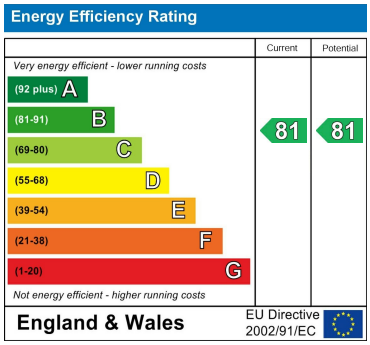


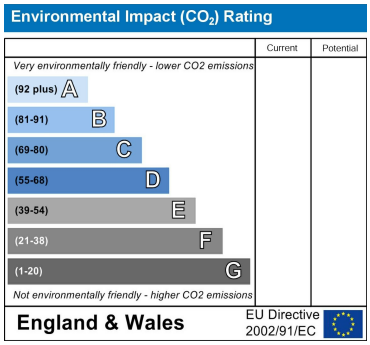
Total area: approx. 91.8 sq. metres (988.3 sq. feet)

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

Area Map

Energy Efficiency Graph





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