ARK PROPERTY

# 5 Delft Court, Spalding, PE11 3HS

## £200,000

- Well-presented three-bedroom townhouse arranged over three floors
- Spacious kitchen/dining room and first-floor lounge
- Ground floor cloakroom/WC and family bathroom
- Off-road parking, single garage and enclosed rear garden
- Set back from the road with side access to the garden
- Convenient location close to Spalding town centre and local amenities

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Situated on the popular Horseshoe Road in Spalding, this well-presented three-bedroom townhouse is set back from the road and offers spacious, versatile accommodation arranged over three floors. The ground floor comprises an entrance hall with built-in storage, a cloakroom/WC, and a modern kitchen/dining room. The first floor features a comfortable lounge and a generous bedroom, while the second floor offers two further bedrooms and a family bathroom. Externally, the property benefits from off-road parking, a single garage, side access to the enclosed rear garden, and is conveniently located close to Spalding's wide range of amenities, making it an ideal home for a variety of buyers.

## Entrance Hall

PVC double glazed entrance door, coving to ceiling, tiled flooring, built in storage cupboard, radiator. Doors to WC and kitchen, stairs to first floor.

## Cloakroom

Coving to ceiling with extractor fan, wall mounted electric consumer unit, tiled flooring radiator. Fitted close coupled toilet with push button flush and wash hand basin set in vanity unit with built in storage.

## Kitchen/Dining Room 11'0" x 15'8" (3.36m x 4.78m)

PVC double glazed window to rear and door to side. Skimmed ceiling with recessed spotlights, vinyl tiled flooring, radiator, built in cupboard with mains gas central heating boiler. Fitted with a matching range of base and eye level units with worktop space and matching upstand, freestanding cooker with stainless steel extractor hood over, space and plumbing for washing machine and slimline dishwasher, ceramic sink and drainer with chrome mixer tap over.

## First Floor Landing 14'3" x 6'10" (4.36m x 2.10m)

PVC double glazed window to rear, coving to ceiling, stairs to second floor landing. Doors to bedroom and lounge.

## Lounge 11'9" x 15'8" (3.59m x 4.80m)

Two PVC double glazed windows to front, coving to ceiling, radiator, laminate flooring.

## Bedroom 2 10'3" x 8'4" (3.14m x 2.56m)

PVC double glazed window to rear, coving to ceiling, vinyl flooring.

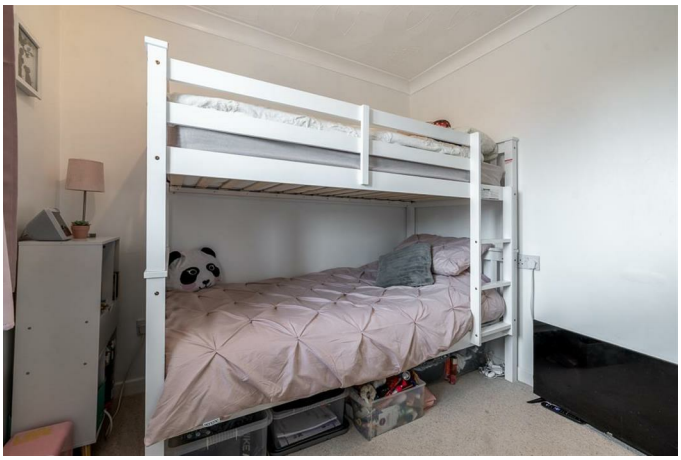
## Second Floor Landing 14'4" x 6'10" (4.37m x 2.09m)

PVC double glazed window to rear, coving to ceiling, radiator.

## Bedroom 1 11'9" x 15'8" (3.59m x 4.80m)

Two PVC double glazed windows to front, coving to ceiling, radiator, fitted wardrobes.

## Bedroom 3 8'1" x 8'4" (2.48m x 2.56m)



PVC double glazed window to rear, coving to ceiling, radiator, built in wardrobe.

## Bathroom 5'9" x 8'4" (1.77m x 2.56m)

Coving to ceiling with extractor fan, vinyl tile flooring, chrome heated towel rail, shaver point, fitted panel bath with chrome mixer tap, electric shower and glass screen, ceramic wash hand basin with chrome mixer tap and concealed cistern toilet set in vanity unit with built in storage.

## Outside

There is off road parking to the front of the property leading to the single garage. Side access leads to the rear garden which is enclosed by timber fence with concrete posts and laid to lawn with sandstone patio area. There is outside light and cold water tap available.

## Garage 13'7" x 9'1" (4.16m x 2.79m)

Up and over vehicular door. Power and light connected.

## Property Postcode

For location purposes the postcode of this property is: PE11 3HS

## 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 Limited 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: Single Garage
Building safety issues: No
Restrictions: No commercial vehicles to be kept at the property.
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: C70

## 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

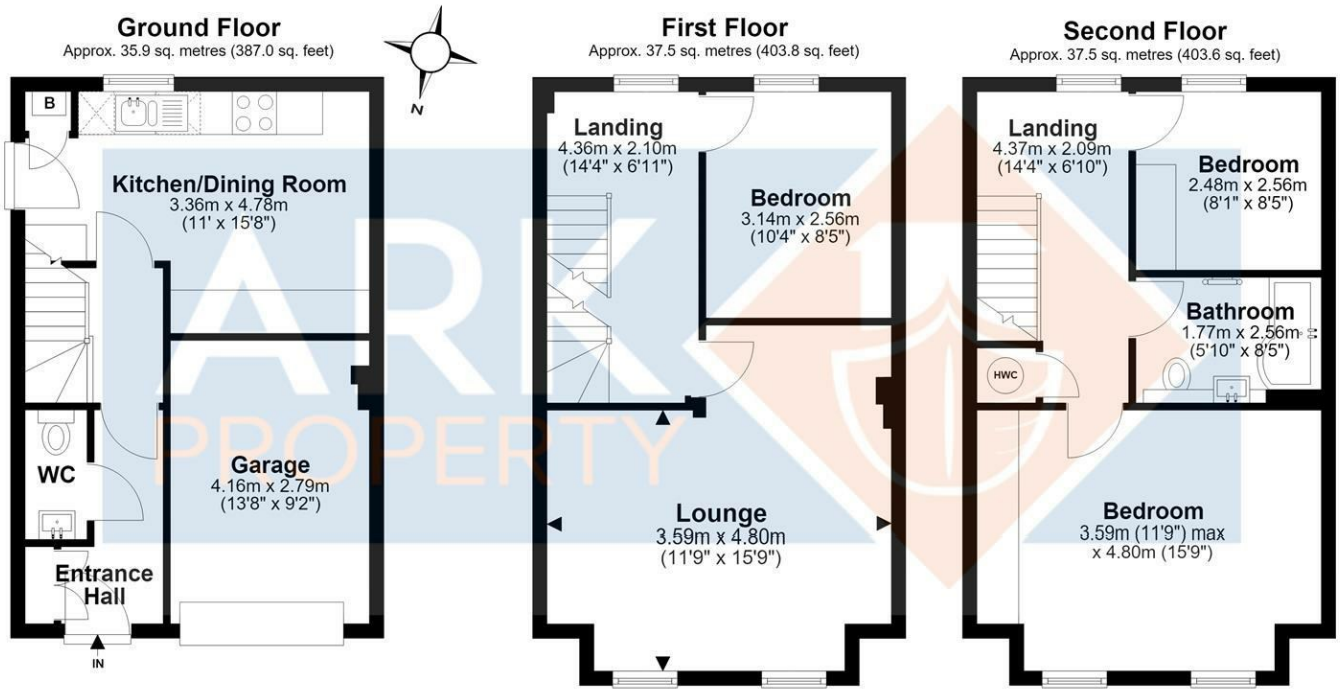
We can also offer full Financial and Solicitor services.

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.

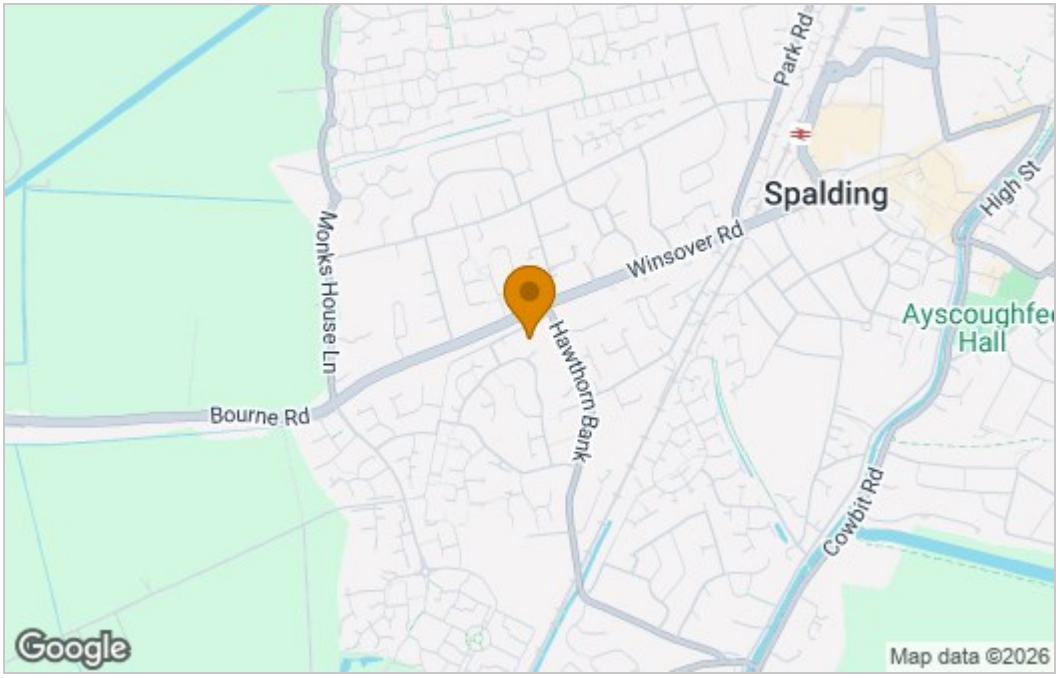
## Floor Plan



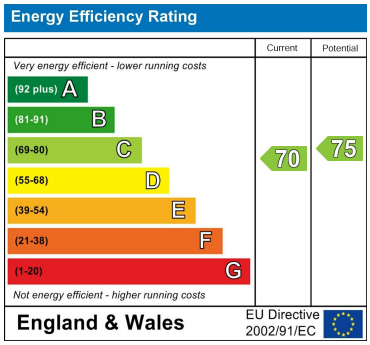

Total area: approx. 111.0 sq. metres (1194.4 sq. feet)

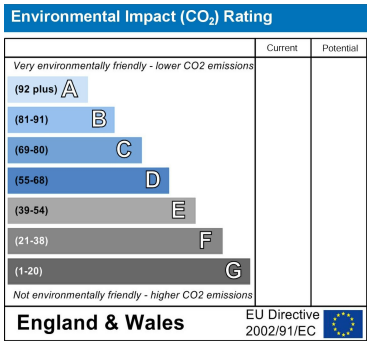
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

## Area Map




## Energy Efficiency Graph

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