



65 Spalding Common, Spalding, PE11 3AU

£170,000

- Off road parking to front
- Good size rear garden
- Large shed to rear of garden
- Outskirts of Spalding
- Easy access for commuting
- Three bedrooms
- Downstairs bathroom
- Ideal for first time buyers

Conveniently located on the edge of town, this three-bedroom terraced property sits on Spalding Common, offering excellent access into Spalding as well as convenient commuter links to Peterborough and Market Deeping.

This home is the only one in the row to benefit from off-road parking, featuring a raised driveway to the front. To the rear, you'll find a generously sized garden, recently enhanced with a good-sized shed.

Inside, the property offers a well-designed, flowing layout with a sociable kitchen diner, ideal for everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms, each offering comfortable space. The front bedroom enjoy lovely views across the Lincolnshire countryside.

With its practical features, pleasant outlook, and great location, this property would make an excellent first time home.

Entrance Hall

Composite door to front. Stairs to first floor landing.

Lounge 13'1" x 13'8" (4.00m x 4.17m)



UPVC double glazed window to front. Radiator. Laminate wood flooring. Inset stove with wooden mantle.

Kitchen Diner 6'1" x 7'6" & 7'10" x 16'9" (1.86m x 2.31m & 2.40m x 5.12m)



UPVC double glazed window and door leading into the rear garden. A matching range of fitted base and wall units with work surface over. Stainless steel sink unit with mixer tap and tiled splash backs. Space for free standing cooker. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge/freezer. Radiator. Tiled flooring.

Bathroom 6'1" x 8'3" (1.86m x 2.54m)



UPVC double glazed window to rear. Three piece suite comprising a panelled bath with shower over. Pedestal wash hand basin. Toilet. Partially tiled walls. Tiled flooring. Radiator.

Store

Polycarbonate roof. Tiled flooring. A handy space for storage.

Landing

Loft hatch. Carpeted. Doors to bedrooms.

Bedroom 1 10'4" x 16'9" (3.15m x 5.12m)

Two UPVC double glazed windows to the front. Carpeted. Radiator.

Bedroom 2 11'1" x 8'10" (3.39m x 2.71m)

UPVC double glazed window to the rear. Radiator. Carpeted. Built in storage cupboard housing the boiler.

Bedroom 3 8'1" x 7'7" (2.47m x 2.32m)

UPVC double glazed window to rear. Carpeted. Radiator.

Outside

The house is approached via a raised paved area which provides off road parking, with steps down leading to the front door. Across the road is a very handy bus stop, with a regular service to the town centre.

The rear garden is low maintenance, laid to lawn and enclosed with hedging and fencing surround. Pergola with patio seating area. Side gate leading to green. Recently added timber storage shed to the rear.

Property Postcode

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

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: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick Built

Electricity supply: Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating - Modern combi boiler with warranty.

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: C73

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.

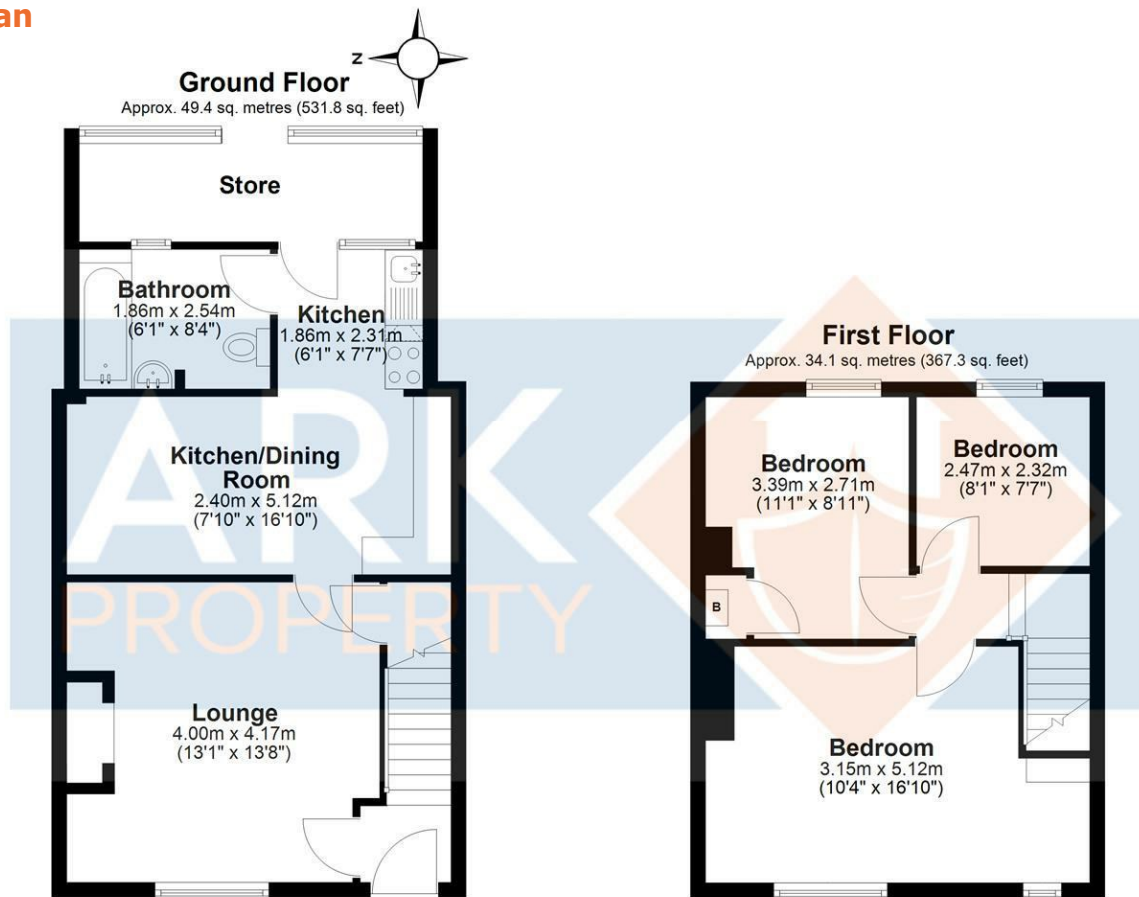
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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

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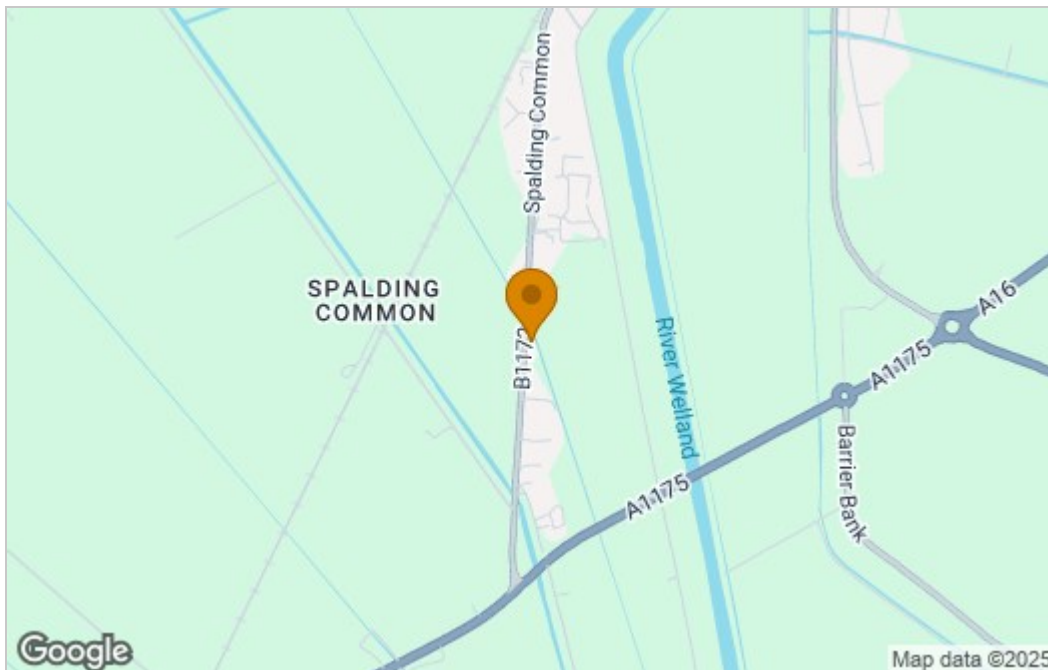
Floor Plan



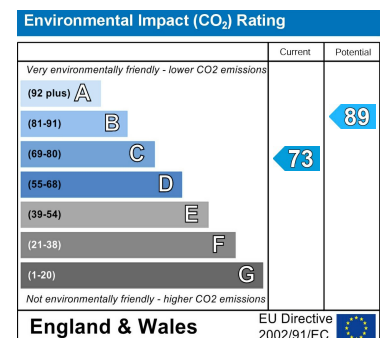
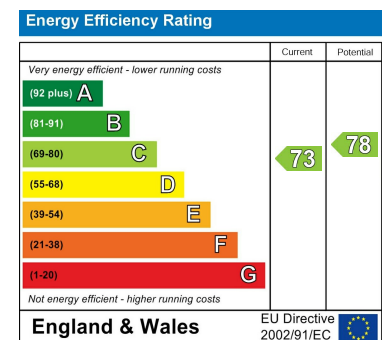
Total area: approx. 83.5 sq. metres (899.1 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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