



## 7 Cortez Close, Spalding, PE11 2GT

**£185,000**

- End of cul-de-sac location in a popular area of Spalding.
- Three-bedroom semi-detached home with no onward chain.
- Spacious lounge, modern kitchen, and convenient ground-floor WC.
- Three well-proportioned bedrooms and a family bathroom upstairs.
- Driveway to the side providing off-road parking.
- Enclosed rear garden, perfect for outdoor enjoyment.

Situated at the end of a quiet cul-de-sac, this well-presented three-bedroom semi-detached home offers an excellent opportunity for buyers looking for a hassle-free move, with no onward chain.

The ground floor comprises an entrance hall with a convenient WC, a modern kitchen, and a spacious lounge with access to the enclosed rear garden. Upstairs, there are three bedrooms and a family bathroom.

Externally, the property benefits from a driveway to the side, providing off-road parking, and a private rear garden—perfect for outdoor enjoyment.

Located in a sought-after area of Spalding, this home is ideal for first-time buyers, families, or investors. Contact us today to arrange a viewing!

#### **Entrance Hall 13'6" x 4'9" (4.14m x 1.46m)**



Double glazed entrance door, skimmed ceiling, laminate flooring, radiator, stairs to first floor landing. Doors to WC, kitchen and lounge.

#### **Cloakroom 6'3" x 3'8" (1.91m x 1.12m)**



PVCu double glazed window to front, skimmed ceiling, laminate flooring, radiator. Fitted close coupled toilet and wash hand basin.

#### **Kitchen 8'9" x 8'5" (2.69m x 2.57m)**



PVCu double glazed window to front, skimmed ceiling, tiled flooring. Fitted with a matching range of base and eye level units, roll edge work surfaces with tiled splashbacks, four ring gas hob with integrated oven and grill under and extractor hood over, stainless steel sink and drainer with chrome mixer tap over, space and plumbing for washing machine.



**Lounge 12'7" x 16'11" (3.86m x 5.18m)**



PVCu double glazed window and French doors to rear, skimmed ceiling, radiator, laminate flooring.



**First Floor Landing**



Skimmed ceiling with loft access, built in airing cupboard. Doors to bedrooms and bathroom.

**Bedroom 1 12'5" x 9'3" (3.81m x 2.82m)**



PVCu double glazed window to rear, skimmed ceiling, radiator.

**Bedroom 2 10'11" x 9'3" (3.35m x 2.82m)**



PVCu double glazed window to front, skimmed ceiling, radiator.

**Bedroom 3 7'6" x 6'7" (2.29m x 2.01m)**

PVCu double glazed window to rear, skimmed ceiling, radiator.

**Bathroom 5'10" x 6'5" (1.80m x 1.98m)**

PVCu double glazed window to front, vinyl flooring, radiator. Fitted with a three piece suite comprising panel bath with chrome taps over and shower with glass screen, close coupled toilet with push button flush and pedestal wash hand basin with chrome taps over.

**Outside**

There is a tarmac driveway to the side of the property providing off road parking for up to two vehicles and gated access to the rear garden which is laid to lawn with patio seating area.

**Property Postcode**

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

**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: 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 Limited over Voice and Data. Vodafone is Limited over Voice and Data.  
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Parking: Allocated parking  
 Building safety issues: No  
 Restrictions: No  
 Public right of way: No  
 Flood risk: Surface water - very 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:

### 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.

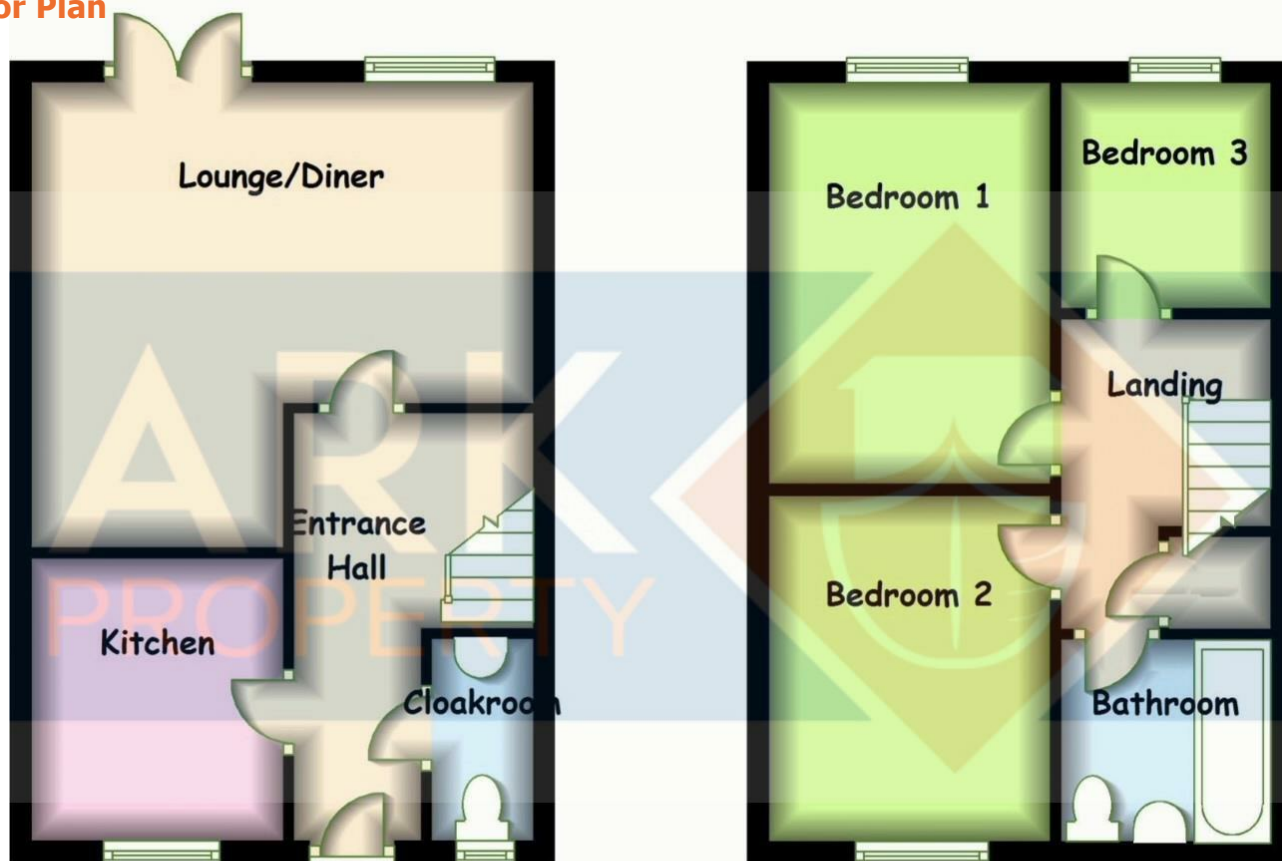
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### 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.



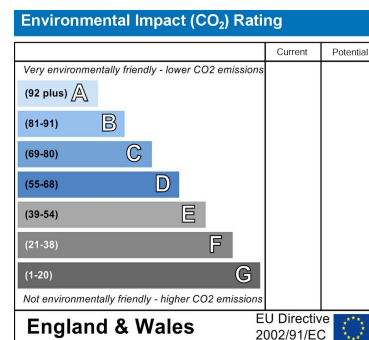
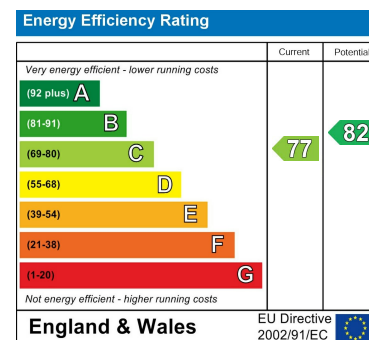
## Floor Plan



## Area Map



## Energy Efficiency Graph



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