



144 Park Road, Spalding, PE11 1QZ

£175,000

- Beautiful period two-bedroom home in a prime central Spalding location
- Characterful accommodation with cosy lounge and versatile family/dining room
- Stunning contemporary kitchen diner with integrated appliances and island unit
- Private courtyard accessed directly from the kitchen
- Two spacious double bedrooms and a luxurious four-piece bathroom
- Ideal for those who enjoy town-centre living, socialising, and entertaining

Nestled in the very centre of Spalding, this delightful period property is bursting with character and perfectly suited to those who love having town-centre amenities right on their doorstep. Offering an inviting blend of charm, comfort, and modern convenience, it's an ideal home for socialising, entertaining, or simply enjoying a vibrant lifestyle.

Stepping inside, the welcoming entrance hall leads into a cosy lounge full of warmth and personality. Adjacent is a versatile family/dining room, currently arranged as a third bedroom, providing fantastic flexibility to suit your needs. To the rear, the contemporary kitchen diner is a real highlight—beautifully styled with integrated appliances, an island unit, and plenty of space for cooking and gathering. A door opens directly onto the private courtyard, perfect for enjoying a morning coffee or evening drink.

Upstairs, you'll find two generously sized double bedrooms along with a truly stunning four-piece bathroom—a luxurious retreat featuring both style and space.

With its central location, charming period features, and versatile living accommodation, this is a home not to be missed. Early viewing is highly recommended.

Entrance Hall 2'10" x 3'4" (0.88m x 1.04m)

Entrance door to front. Stairs to first floor.

Lounge 11'6" x 12'2" (3.51m x 3.73m)



Double glazed sliding sash windows to front and

rear. Feature fireplace with surround. Understairs storage cupboard. Vinyl wood effect laminate flooring.



Family Room 10'3" x 11'8" (3.13m x 3.56)



Double glazed sliding sash window to front and side. Feature fireplace. Vinyl wood effect laminate flooring.

**Kitchen/Dining Room 19'8" x 10'5" max
(6.00m x 3.18m max)**



PVC double glazed window and door to side, tiled flooring. Fitted with a matching range of base and eye level units with quartz worktops and island seating unit. Tiled splashbacks. Four ring gas hob, integrated oven and grill, integrated dishwasher, integrated fridge freezer, inset sink with mixer tap over.



First Floor Landing 11'3" x 2'8" (3.45m x 0.82m)

Doors to bedrooms and bathroom.

Bedroom 1 12'2" x 10'3" (3.71 x 3.13m)



PVC Double glazed sliding sash window to front. Feature fireplace. Radiator. Built in Storage cupboard.

Bedroom 2 11'8" x 9'3" (3.58m x 2.84m)



PVC double glazed sliding sash window to front. Radiator. Built in storage cupboard.



Bathroom 13'5" x 7'3" (4.09m x 2.23m)



Outside



PVC Double glazed sliding sash windows to side and rear. Laminate flooring, vertical column towel radiator. Wall mounted mirrored vanity cabinet. Fitted with a four piece suite comprising oversize jacuzzi style bath, walk in shower enclosure, close coupled toilet with push button flush and wash hand basin set in vanity unit with built in storage.

There is a walled courtyard area with gated access and covered seating area. To the rear of the courtyard is a utility area and outside WC.



Property Postcode

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

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: B

Property construction: Brick built

Electricity supply: Eon

Solar Panels: Yes, owned by the property.

Water supply: Anglian Water

Sewerage: Mains

Heating: Air source heat pump

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: On street parking

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.

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

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.



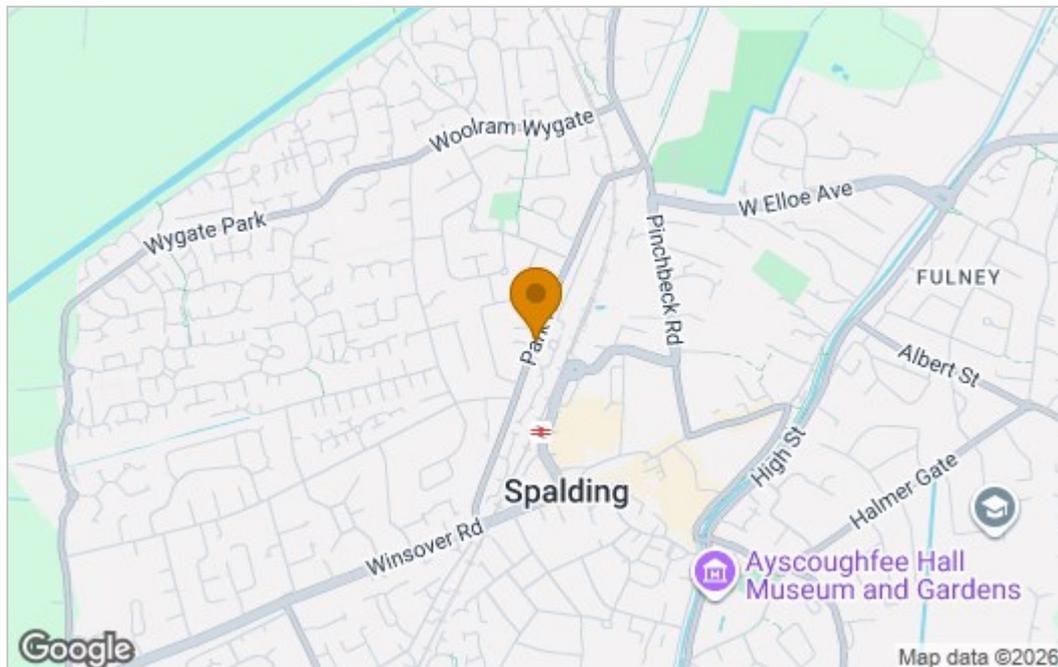


Floor Plan

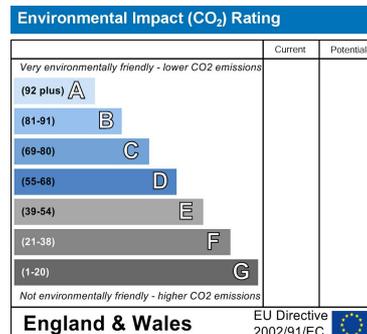
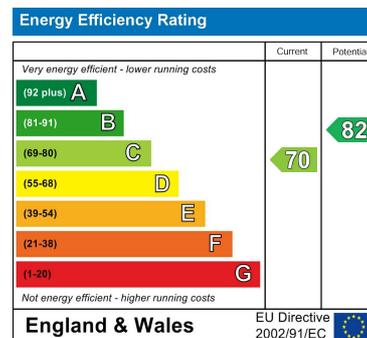


Disclaimer: Floorplan measurements and layouts are approximate and for illustrative purposes only. While every effort has been made to ensure accuracy, no responsibility is taken for any error, omission, or misstatement. Prospective purchasers should verify the dimensions, layout, and positions of doors, windows, and other features before making any decisions.

Area Map



Energy Efficiency Graph



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