



11 Beaufort Drive, Spalding, PE11 2YR

£150,000

- Quiet end-of-cul-de-sac location close to Spalding town centre and amenities
- Two bedroom semi-detached home ideal for first-time buyers or investors
- Entrance porch leading to a bright lounge with adjoining kitchen
- Two well-proportioned bedrooms plus a family bathroom upstairs
- Ample off-road parking in front of a detached single garage
- Larger-than-average rear garden mainly laid to lawn, offering great outdoor potential

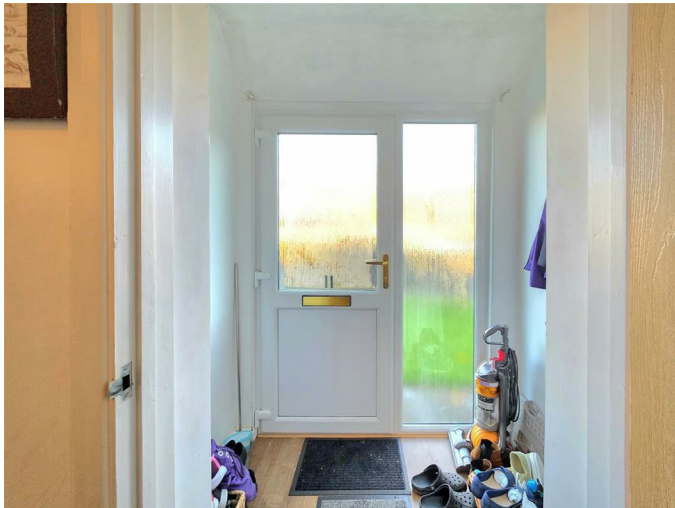
A well-presented two bedroom semi-detached home tucked away at the end of a quiet cul-de-sac on Beaufort Drive, ideally located within easy reach of Spalding town centre and local amenities.

The property welcomes you with an entrance porch leading into a bright and comfortable lounge, with a fitted kitchen just off. Upstairs are two well-proportioned bedrooms and a family bathroom.

Outside, the home benefits from ample off-road parking in front of a detached single garage, while the generous rear garden—larger than average for the area—is laid mainly to lawn, offering excellent potential for outdoor living or further landscaping.

Perfect for first-time buyers, downsizers, or investors seeking a quiet yet convenient location.

Entrance Hall 5'8" x 3'3" (1.75m x 1.00)



Double glazed entrance door to the front. Laminate flooring. Door to lounge.

Lounge 18'11" x 13'8" (5.77m x 4.18m)



Narrowing to 2.31m. Double glazed window to the front. Double glazed French doors to the rear. Carpeted. Radiator. Stairs leading to first floor landing. Understairs storage cupboard.



Kitchen 6'1" x 8'11" (1.87m x 2.73m)



Double glazed window to the rear. Skimmed ceiling. Vinyl tile flooring. Wall mounted mains gas ventral heating boiler. Fitted kitchen comprising of wall and base units with worksurfaces over. Sink with drainer

and tap. Space for washing machine. Space for fridge/freezer. Space for free standing cooker.

First Floor Landing 6'8" x 2'7" (2.04m x 0.80m)

Loft access. Carpeted. Door to bedrooms and bathroom.

Bedroom 1 9'6" x 9'10" (2.92m x 3.02m)



Double glazed window to rear. Laminate flooring. Radiator. Built in airing cupboard with hot water cylinder and slatted shelving.

Bedroom 2 7'5" x 9'10" (2.28m x 3.02m)



Velux style window to rear, laminate flooring, radiator.

Bathroom 6'3" x 5'11" (1.92m x 1.82m)



Velux style window to rear, laminate flooring, radiator. Fitted with a three piece suite comprising panel bath with chrome mixer tap and telephone style shower attachment, close coupled toilet and pedestal wash hand basin.

Outside



The front of the property has a lawn area. Paved pathway leading to the front door. Driveway leading to the single garage.

The rear garden is enclosed by fencing. Laid to lawn with established trees and bushes. Patio seating area. Outside cold water tap.



Garage



Up and over vehicular door. Power and light connected.



Property Postcode

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

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

Water supply: Anglian Water

Sewerage: Mains

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

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: C69

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

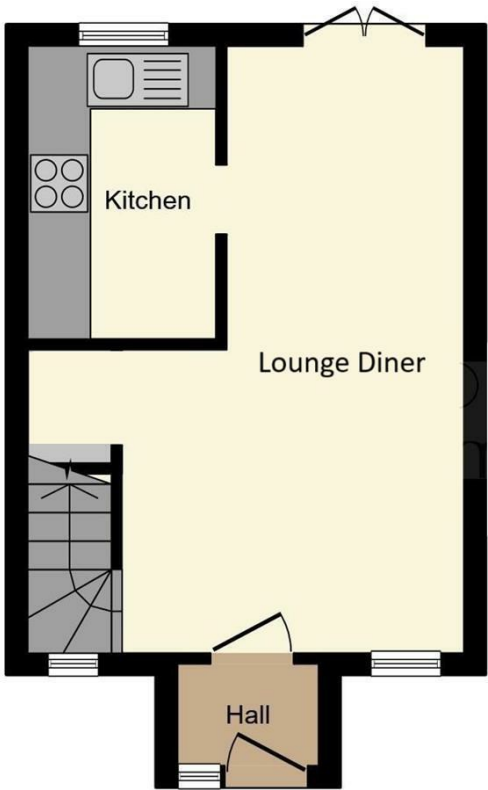
We can also offer full Financial and Solicitor services.

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.

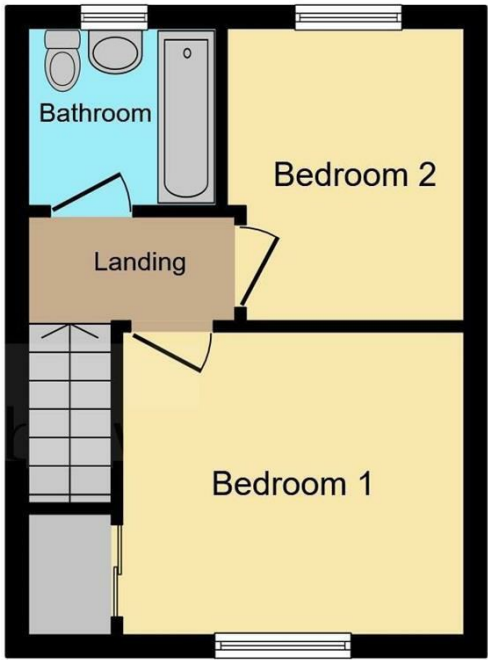
Disclaimer

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Area Map



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

