ARK PROPERTY

13 Abbots Crescent, Spalding, PE11 1NB

£225,000

- Distinctive three-storey townhouse in the sought-after Abbots Crescent, close to Spalding town centre
- Spacious accommodation including a kitchen dining room, generous lounge and ground floor WC
- Two first-floor bedrooms, family bathroom and a versatile office/study
- Impressive principal bedroom suite occupying the top floor with built-in wardrobes and four-piece en-suite
- Low-maintenance courtyard garden, ideal for outdoor entertaining
- Off-road parking and single garage to the rear

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

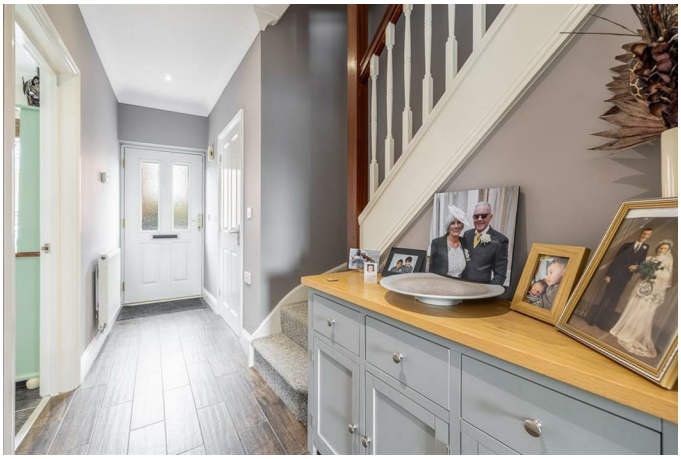
Set within an attractive and individually designed terrace of homes, the property provides spacious and versatile accommodation throughout. The ground floor welcomes you with an entrance hall, convenient cloakroom/WC, a well-appointed kitchen dining room and a generous lounge ideal for both everyday living and entertaining.

To the first floor are two well-proportioned bedrooms, a family bathroom and a useful office/study, perfect for those working from home. Occupying the entire top floor is an impressive principal bedroom suite, complete with built-in wardrobes and a luxurious four-piece en-suite bathroom.

Externally, the property continues to impress with off-road parking, a single garage and a low-maintenance courtyard garden, creating the perfect space for outdoor dining and entertaining.

Combining character, space and an enviable town-centre position, this superb home presents an excellent opportunity for families, professionals and those seeking convenient modern living.

Entrance Hall



Composite glazed entrance door to front. Coving to skimmed ceiling. Tiled flooring. Radiator. Stairs leading to the first floor. Built in storage cupboard with fitted shelf and hanging rail. Doors to kitchen, lounge and cloakroom.

Cloakroom

Coving to ceiling. Extractor fan. Wall mounted electric consumer unit. Tiled flooring. Stainless steel wall mounted wash hand basin with mixer tap and tiled splash back. Close coupled toilet with push button flush. Radiator.

Kitchen/Diner 13'11" x 9'6" (4.25m x 2.91m)

PVC double glazed window to front. Coving to skimmed ceiling with recessed spot lights. Tiled flooring. Radiator. Fitted with a matching range of base and eye level units with roll edged work surface and tiled splash back. Wall mounted mains gas central heating boiler. Four ring gas hob with extractor hood over. Integrated oven and grill. Space and plumbing for washing machine. Space for fridge/freezer. Sink unit with drainer and mixer tap.

Lounge 12'11" x 19'8" (3.94m x 6.01m)

French doors leading to garden. PVC double glazed window to rear. Coving to skimmed ceiling. Feature fireplace set in marble surround with electric fire. Two radiators. Under stairs storage cupboard.

First Floor Landing 12'11" x 8'1" (3.96m x 2.47m)

Stairs to the second floor. Coving to skimmed ceiling with recessed spot lights. Built in airing cupboard with hot water cylinder and slatted shelving.

Bedroom 2 13'10" x 9'4" (4.24m x 2.85m)

PVC double glazed window to front. Radiator.

Bedroom 3 10'10" x 10'6" (3.32m x 3.22m)

PVC double glazed window to rear. Coving to skimmed ceiling. Radiator. Built in double wardrobe with fitted shelf and hanging rail.

Office 6'6" x 7'0" (1.99m x 2.14m)

PVC double glazed window to front. Coving to skimmed ceiling. Radiator.

Bathroom 6'10" x 8'7" (2.09m x 2.64m)

PVC double glazed window to rear. Coving to skimmed ceiling. Recessed spot lights. Wall mounted heated towel rail. Tiled flooring. Shaver point. Illuminated mirror. Fitted double ended bath with chrome mixer tap, thermostatic bar shower and glass shower screen. Pedestal wash hand basin with chrome mixer tap. Close coupled toilet with push button flush.

Second Floor Landing

Door to bedroom.

Bedroom 1 11'7" x 14'3" (3.55m x 4.35m)

Two PVC double glazed windows to front. Coving to skimmed ceiling. Two radiators. Built in wardrobe with automatic light, shelf and hanging rail.

En-suite 7'3" x 9'8" (2.21m x 2.97m)

Coving to skimmed ceiling. Recessed spot lights. Extractor fan. Velux roof light. Tiled flooring. Wall mounted heated towel rail. Shaver point. Mirrored vanity cabinet. Fitted quadrant shower cubicle with glass sliding doors and mains shower. Corner bath with chrome mixer tap. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap.

Outside

The property has an iron rail frontage with gate leading to the front entrance door.
The rear garden is enclosed by timber fencing. Paved patio seating area.

Garage 15'10" x 9'2" (4.85m x 2.80m)

Situated within a block of four. Roller door to front. Power and light connected.

Property Postcode

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

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: Scottish Power
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 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: Allocated Parking Space and Single Garage
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:

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.

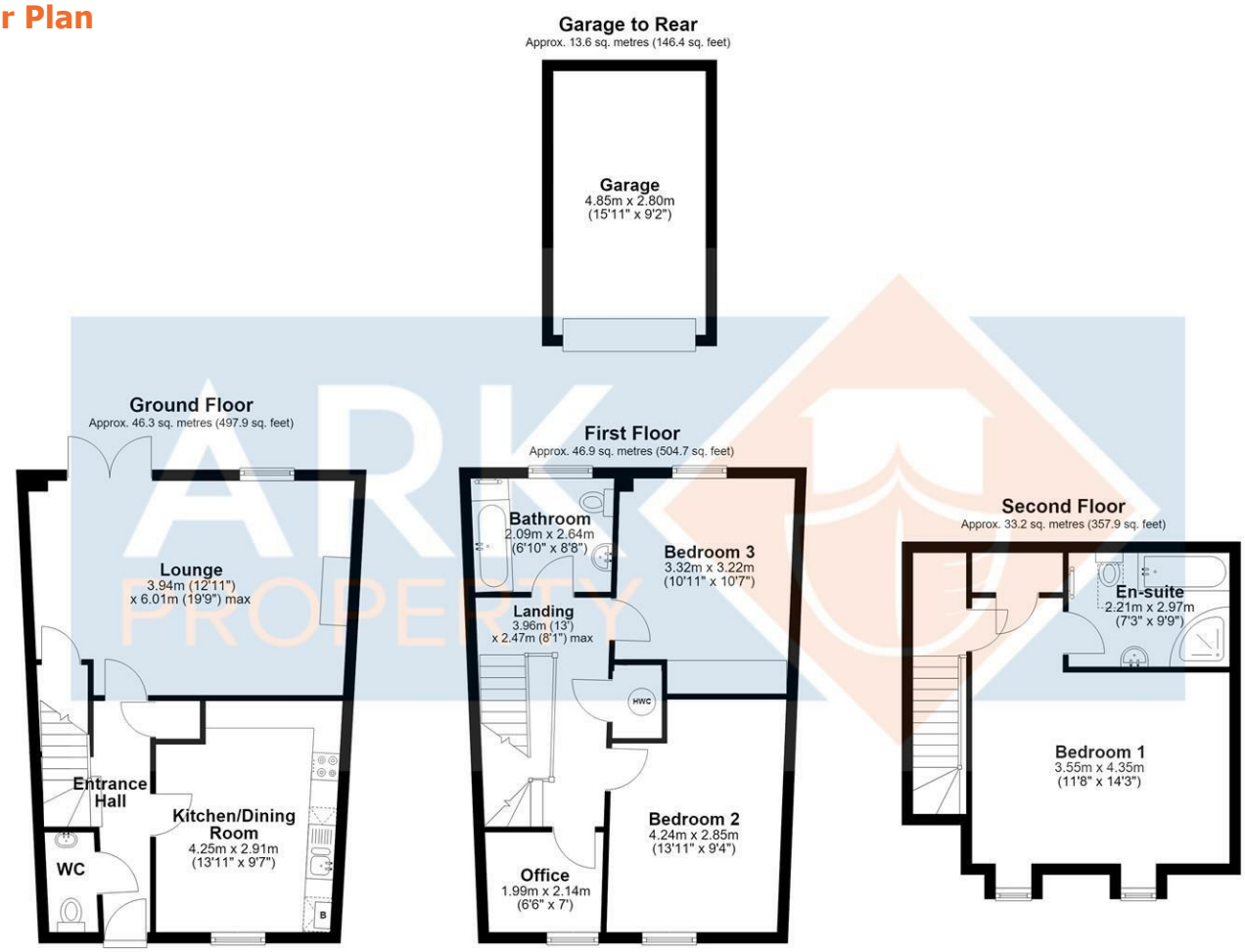
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because

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.

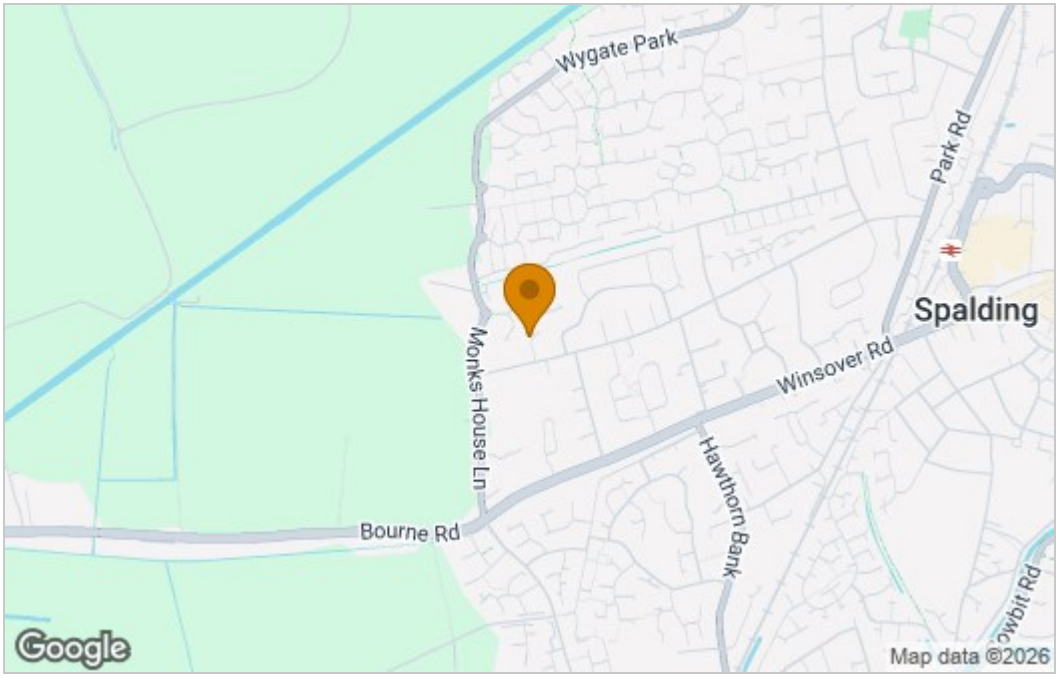
Floor Plan



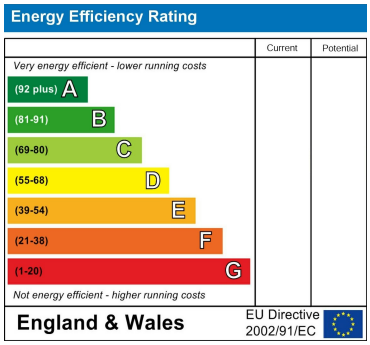
Total area: approx. 140.0 sq. metres (1506.9 sq. feet)

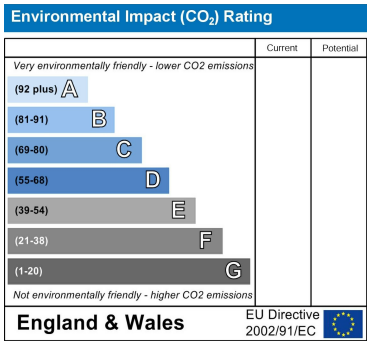
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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