



192 Park Road, Spalding, PE11 1QZ

Offers Over £160,000

- Well-presented two-bedroom semi-detached house
- Open-plan layout maximising ground floor space
- Modern finish throughout, offering a move-in ready home
- Off-road parking with a driveway
- Enclosed rear garden, perfect for outdoor relaxation
- Desirable location on Park Road, Spalding, ideal for first-time buyers or small families

Two-Bedroom Semi-Detached House on Park Road, Spalding.

This well-presented two-bedroom semi-detached house offers modern living with an open-plan layout that maximises space on the ground floor. The property is in good order throughout, providing a comfortable and inviting environment. To the front, there is a driveway offering off-road parking, while the enclosed rear garden provides a private outdoor space. Situated in a desirable location on Park Road, this home is ideal for first-time buyers or small families. Don't miss the opportunity to view!

Lounge 11'8" x 17'5" (3.56m x 5.32m)



Composite door and PVC double glazed window to front. Coving to ceiling. Radiator. LVT flooring.

Kitchen 6'9" x 11'3" (2.06m x 3.44m)



PVC double glazed window and door to rear. Coving to ceiling. Spot lighting. Matching range of base and eye level units with work surface over. Radiator. Built in gas hob with extractor hood over. Stainless steel sink unit with drainer and mixer tap. Space and plumbing for washing machine. Integrated fridge. Wall mounted gas boiler.

First Floor Landing



PVC double glazed window to rear. Coving to ceiling. Loft access. Built in airing cupboard with slatted shelving. Doors to bedrooms and bathroom.

Bedroom 1 11'8" x 9'8" (3.56m x 2.97m)



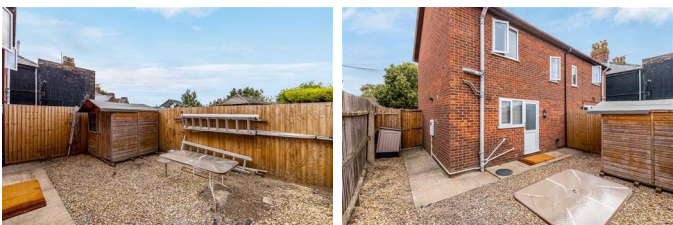
PVC double glazed window to front. Coving to ceiling. Radiator.

Bedroom 2 11'8" x 7'4" (3.56m x 2.25m)

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

Bathroom 6'10" x 11'4" (2.10m x 3.46m)

PVC double glazed window to rear. Coving to ceiling. Shower cubicle with shower over. Wash hand basin set in vanity unit. Close coupled toilet with push button flush. Radiator. Vinyl flooring.

Outside

To the front of the property has a low maintenance gravel area giving off road parking. Pathway leading to the front door. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing. Hard standing area. Gravel area. Timber storage shed. Outside lighting. Cold water tap and power points.

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.

Verified Material Information

Tenure: Freehold

Council tax band: A

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 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: 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.

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

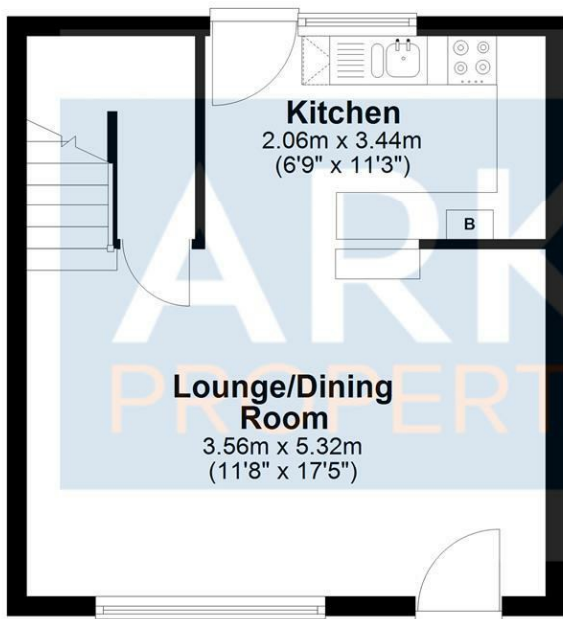
Disclaimer

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

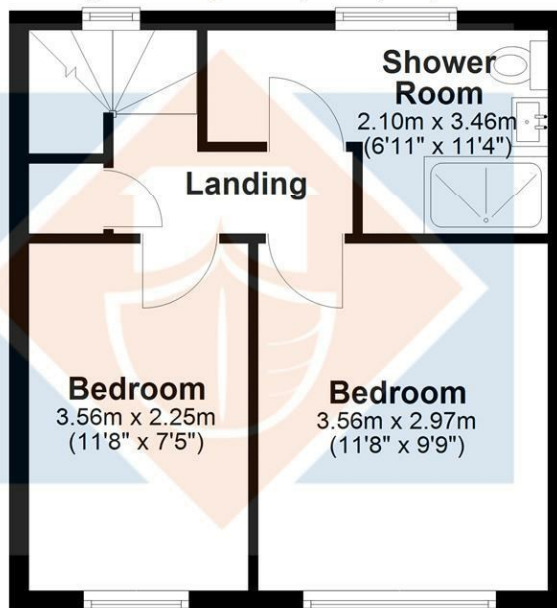
Ground Floor

Approx. 30.4 sq. metres (327.3 sq. feet)



First Floor

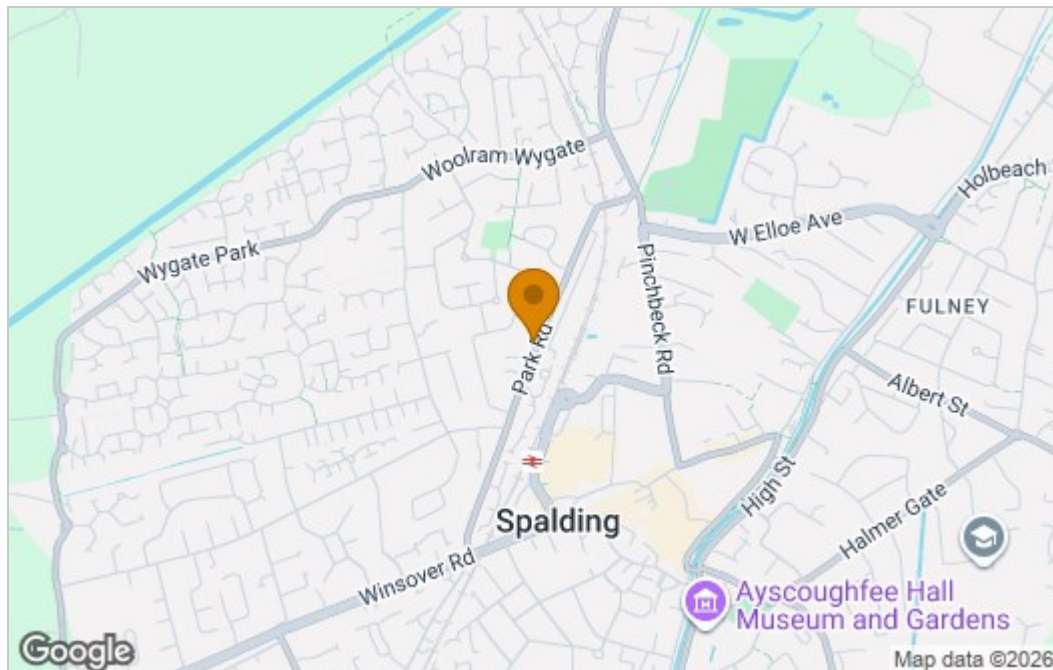
Approx. 30.7 sq. metres (330.1 sq. feet)



Total area: approx. 61.1 sq. metres (657.4 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

