



## 16 Havelock Street, Spalding, PE11 2YL

**£240,000**

- Character features and charm
- Beautifully presented throughout
- Extended to rear
- Low maintenance external area
- Lovely flowing layout
- Bay fronted 1930s design
- Within close proximity of town and amenities
- No forward chain

This beautifully presented 1930s bay-fronted home is sure to impress with its stylish interior and attractive price point. Ideally located within a short walk of the town centre, this charming period property blends character features with a tasteful modern finish.

Inside, the home has been exceptionally well maintained, offering a warm and inviting living space throughout. Externally, the property continues to shine, boasting a low-maintenance rear garden enhanced by mature trees and established planting that add colour and privacy. Offered for sale with no onward chain, this is a fantastic opportunity for buyers looking for a move-in-ready home. Early viewing is highly recommended to avoid disappointment.

**Entrance Hall 15'5" x 6'11" (4.71m x 2.11m)**



UPVC porch to the front. Tiled flooring. Stairs to first floor landing. Radiator. Under stairs storage cupboard.

**Dining Room 13'8" into bay x 10'4" (4.18m into bay x 3.17m)**



Double glazed bay window to front. Feature fireplace. Wood flooring. Radiator.

**Lounge 15'1" (into bay) x 10'5" (4.62m (into bay) x 3.18m)**



Double glazed bay window to rear. Feature wood burner with tiled hearth. Side window. Wood flooring. Radiator.

**Kitchen 23'1" x 9'10" (7.04m x 3.02m)**



Two double glazed windows and patio door opening to rear garden. Fitted with a range of matching wall and base units with worktops over. Sink unit with

drainer and mixer tap. Four ring hob with extractor hood above. Integrated oven. Space for fridge/freezer. Tiled splashback. Tiled flooring. Radiator.

### Utility Area



### Cloakroom



Double glazed window. Two piece suite comprising toilet and a wash basin. Tiled flooring. Radiator.

### First Floor Landing 6'11" x 6'11" (2.12m x 2.11m)



Doors to bedrooms and bathroom.

### Bedroom 1 13'7" into bay x 10'5" (4.16m into bay x 3.19m)



Double glazed bay window to front. Radiator.

### Bedroom 2 12'4" x 10'5" (3.78m x 3.20m)



Double glazed window to rear. Radiator.

### Bedroom 3 7'4" x 6'11" (2.24m x 2.11m)



Double glazed window to front. Radiator.

**Bathroom 8'9" x 6'11" (2.67m x 2.11m)**

Double glazed window to rear. Four piece suite comprising panelled bath. Walk in shower enclosure. Wash basin. Toilet. Partially tiled walls. Tiled flooring. Radiator.

**Outside**

The front of the property has a low maintenance frontage enclosed with fencing.

The rear garden is enclosed by timber fencing and hedging. Patio seating areas with established shrub borders. Summer house.

**Property Postcode**

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

**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: Octopus Energy

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 but None over 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: D59

### **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.

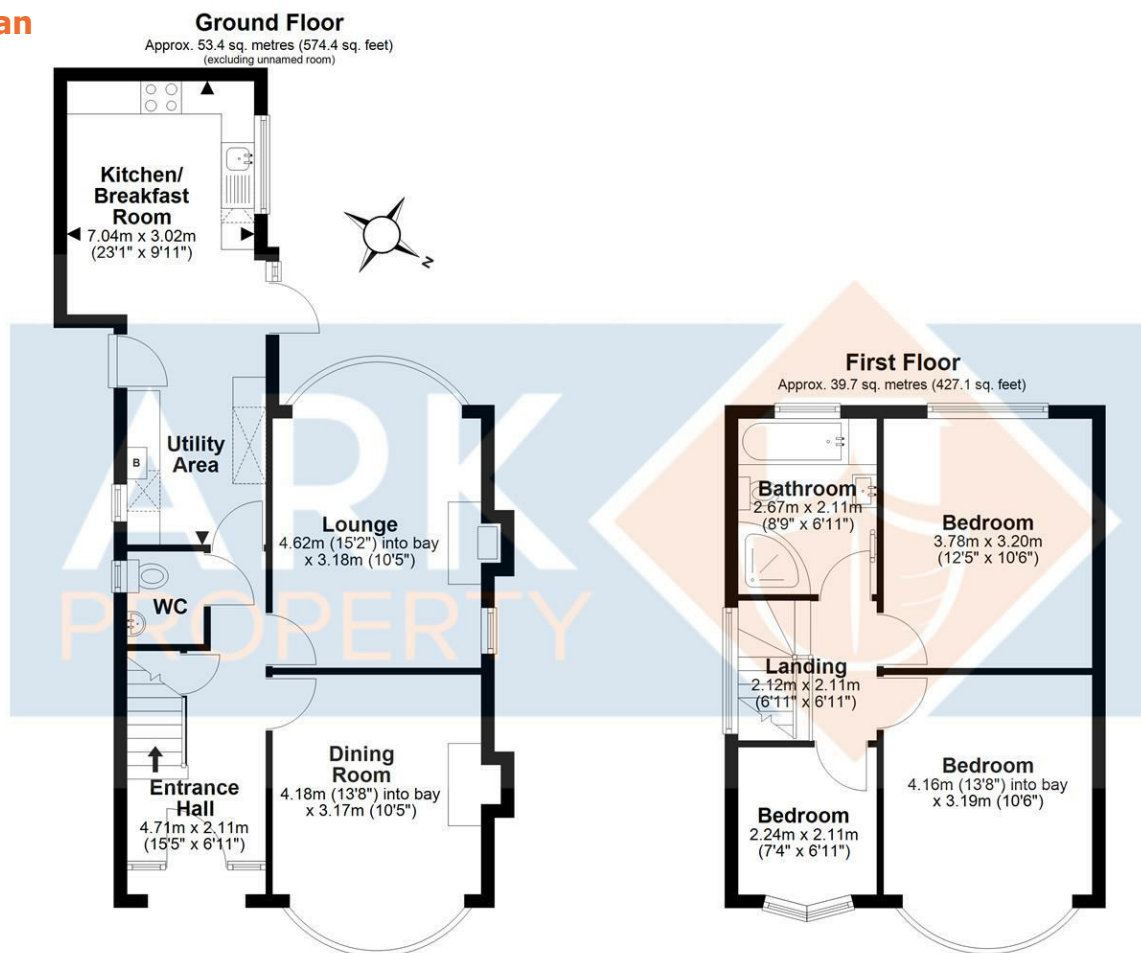
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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



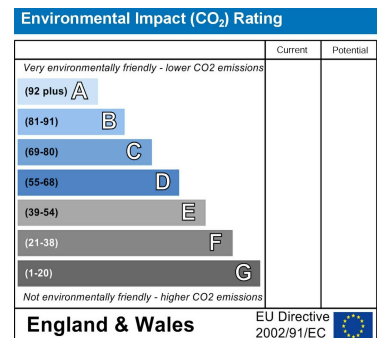
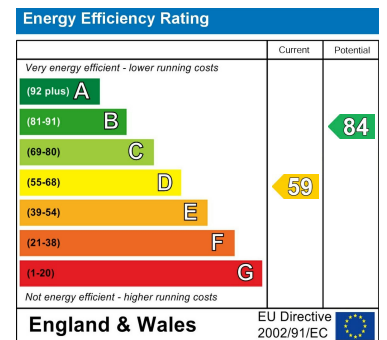
Total area: approx. 93.0 sq. metres (1001.5 sq. feet)

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

## Area Map



## Energy Efficiency Graph



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