



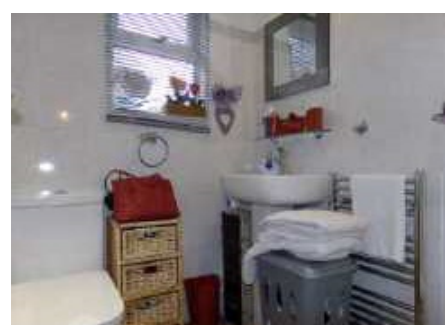
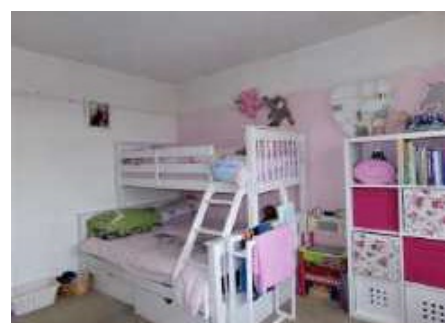
## 4 Carrington Road, Spalding

**£325,000**

A GENEROUSLY PROPORTIONED RESIDENCE WITH ADJOINING SELF CONTAINED ONE BEDROOM ANNEX AND EXTENSIVE GARDEN. The property is conveniently situated close by to Spalding Town Centre, Bus and Train Station. This individual property comprises of an entrance hall, shower room, living room, dining room and an open plan kitchen/family room which has the potential to provide excellent entertaining space! The first floor offers three bedrooms and a family bathroom. The property has the added bonus of a self contained annexe which comprises of a kitchen diner, living room, one bedroom and a shower room. The front of the property is paved and gravelled providing ample off road parking. The rear garden is a good size providing ample space for playing, entertaining or growing vegetables. This unique property has a lot to offer and is an ideal purchase for those looking for lots of space.

- **Four Bedroom Detached Residency**
- **Ample Off Road Parking**
- **Spacious Living**

- **Good Size Rear Garden**
- **Ideal Investment Purchase**
- **Close to Spalding Town Centre**



**THREE BEDROOM HOUSE****ENTRANCE HALLWAY**

Part glazed door to front aspect with glazed stained side panels. Wood effect laminate flooring. Radiator. Ceiling light. Stairs to first floor landing. Understairs storage cupboard with wall mounted boiler.

**SHOWER ROOM**

Upvc window to side aspect. Tiled flooring. Part tiled walls. Toilet. Wash hand basin. Coved ceiling. Spot lighting. Shower cubicle with glass door. Space for washing machine and tumble dryer.

**LIVING ROOM**

12'08 x 10'90 (3.86m x 5.33m)

Upvc bay window to front aspect. Carpeted. Ceiling light. Gas fire with mantle and surround. Television point. Radiator. Skimmed and coved ceiling.

**DINING ROOM**

11'92 x 10'98 (5.69m x 5.54m)

Tiled flooring. Ceiling light. Radiator. Open plan with family room and kitchen area. Sliding double doors to the living room.

**KITCHEN AND FAMILY ROOM**

17'66 x 17'45 (6.86m x 6.32m)

Upvc double glazed door to side aspect. Tiled flooring. Skimmed and coved ceiling. Three ceiling lights. Loft access. Wall light. Radiator. Thermostat control. Space for fridge freezer. Spot lighting. Shaker style base and wall units with roll top work surface over. Space for Range cooker with extractor hood over. Sink with drainer and mixer tap over.

**\*\*PLEASE NOTE THAT THE FAMILY ROOM IS EXTENDED FURTHER THROUGH TO THE ANNEX BUT IS BEING USED AS A FURTHER BEDROOM\*\***

**LANDING**

Upvc window to side elevation. Carpeted. Radiator. Ceiling light. Loft access. Smoke alarm.

**MASTER BEDROOM**

13'15 x 12'05 (4.34m x 3.78m)

Upvc bay window to front elevation. Carpeted. Radiator. Ceiling light.

**BEDROOM TWO**

11'94 x 10'97 (5.74m x 5.51m)

Upvc window to rear elevation. Carpeted. Radiator. Ceiling light.





**BEDROOM THREE**

7'99 x 6'82 (4.65m x 3.91m)

Upvc window to the corner. Carpeted. Radiator. Ceiling light.

**BATHROOM**

Upvc window to side elevation. Tiled flooring. Part tiled walls. Toilet. Bath with telephone tap over. Two ceiling lights. Single shower cubicle with door. Extractor fan. Vanity unit with wash hand basin.

**ONE BEDROOM ANNEX****KITCHEN AND DINER**

18'06 x 8'58 (5.64m x 3.91m)

Two Upvc windows to rear aspect. Upvc double glazed door to side aspect. Wood effect laminate flooring. Base units with roll top work surface over. Integrated oven with four ring gas hob and stainless steel extractor over. Part tiled walls. Sink with drainer and mixer tap over. Smoke alarm. Six wall lights. Radiator. Space for washing machine and tumble dryer. Space for fridge freezer.

**LIVING ROOM**

17'66 x 9'69 (6.86m x 4.50m)

Upvc double glazed patio doors to front aspect. Wood effect laminate flooring. Coved ceiling. Ceiling light. Two wall lights. Bt point. Television point. Smoke alarm. Two radiators. Air conditioning unit. Electric fire with surround.

**BEDROOM**

12'70 x 7'77 (5.44m x 4.09m)

Upvc window to front aspect. Wood effect laminate flooring. Radiator. Smoke alarm. Loft access. Ceiling light. Airing cupboard housing wall mounted boiler.

**SHOWER ROOM**

Upvc window to side aspect. Wood effect laminate flooring. Part tiled walls. Toilet. Wash hand basin. Heated towel rail. Extractor fan. Radiator. Shower cubicle with glass door. Spot lighting. Coved ceiling.

**EXTERIOR**

Set on a good size plot, with the front being paved and gravelled providing ample off road parking. Access to the annex and the house. The rear of the properties have a good size garden, which does have the potential to be divided. Laid to lawn area,



gravel area and paved area ideal for seating and entertaining. Further garden space, which has been partitioned off by the current owners.

### PROPERTY POSTCODE

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

### ADDITIONAL INFORMATION

Freehold with vacant possession on completion.

**PLEASE NOTE:** All photos are property of Ark Property Centre and can't not be used without their explicit permission.

### VIEWING

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.

### OFFERS 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 with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations.

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 your funds from your solicitor.

### ARK PROPERTY CENTRE

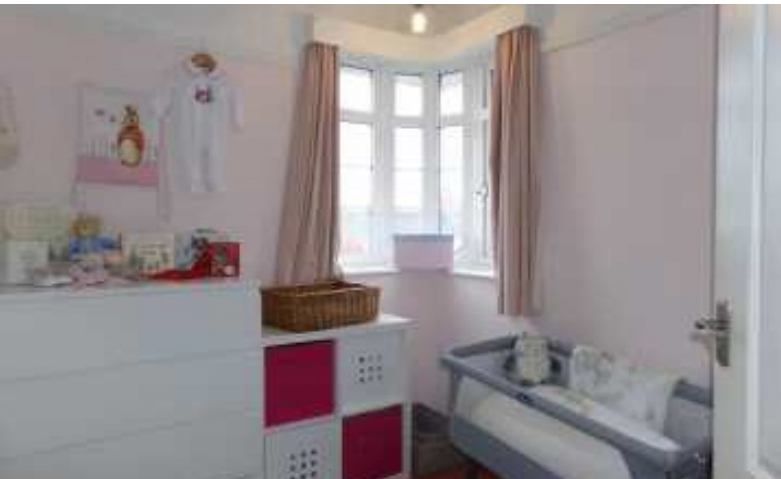
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation. We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### 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.









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.