



102 Halmergate, Spalding

£325,000

RENOVATED THROUGHOUT - THREE BEDROOM DETACHED FAMILY HOME WITH OFF ROAD PARKING

Ark Property Centre are delighted to present this detached three bedroom property situated in one of Spaldings most sought after locations. An ideal family home offering spacious accommodation throughout comprising of entrance hall, lounge/ diner, snug, conservatory with garden views, generous size kitchen/breakfast room, utility and wet room. The first floor comprises of a galleried landing, three double bedrooms, family bathroom and shower room. Externally the front of the property provides ample off road parking and hedging to the front. The rear being fully enclosed, laid to lawn with established shrubbery, paved area ideal for seating and entertaining, fish pond, caravan/motor home storage, tandem garage and parking for two cars.

- **Large Detached Property Three Bedrooms**
- **Newly Fitted Kitchen/ Breakfast Room**

- **Beautifully Presented Rear Garden**
- **Sought After Location**
- **Conservatory And Balconies**



ENTRANCE HALL

Composite door to the front aspect with glazed side panels. Staircase. Wooden flooring.

LIVING ROOM/ DINER

23'11 x 11'10 x 8'03 (7.29m x 3.61m x 2.51m)

Upvc bay window to front aspect. Two Upvc windows to side aspect. Double doors to conservatory. Exposed floorboards. Fireplace with surround. Two radiators. Television point. BT point.

SNUG

8'13 x 10'10 (2.77m x 3.30m)

Upvc window to rear aspect. Radiator. Wooden flooring.

KITCHEN/ BREAKFAST ROOM

27'03 x 8'11 (8.31m x 2.72m)

Upvc windows to front and side aspect. Newly fitted. Shaker style base and wall units with solid wood work surface over. Ceramic sink with quarter bowl and drainer with adjustable mixer taps over. Integrated dishwasher. Integrated eye level oven with microwave above. Gas burner hob with stainless steel extractor over. Space for American style fridge/freezer. Breakfast bar with units beneath. Radiator.

UTILITY

Upvc windows to side and rear aspect. Upvc door to side aspect. Stainless steel sink drainer with mixer taps. Radiator. Boiler.

CONSERVATORY

11'11 x 13'05 (3.63m x 4.09m)

Upvc and brick built conservatory with Upvc windows to rear and pedestrian door to the side leading to the garden. Wooden flooring.

WET ROOM

Upvc frosted window to side aspect. Partially tiled. Shower. Toilet. Wash hand basin. Heated towel rail. Extractor.

GALLERIED LANDING

Upvc windows to front and rear elevation. Galleried landing. Radiator. Airing cupboard.



Carpeted.

MASTER BEDROOM

11'11 x 11'0 (3.63m x 3.35m)

Upvc window and featured port hole window to the side. Upvc patio doors to balcony. Built in wardrobes and cupboards. Carpeted.

BEDROOM TWO

11'10 x 11'08 (3.61m x 3.56m)

Upvc double glazed window to the front and side elevation. Double radiator. Carpeted. Wardrobes.

BEDROOM THREE

11'02 x 8'11 (3.40m x 2.72m)

Upvc double glazed window to the front elevation. Upvc pedestrian door to side elevation leading to balcony. Built-in wardrobe. Double radiator. Carpeted.

BATHROOM

Upvc Frosted window to rear elevation. Freestanding roll top bath tub with mixer taps. Toilet. Wash hand basin. Radiator. Loft access. Extractor fan. Wooden flooring.

SHOWER ROOM

Upvc frosted window to side and rear elevation. Corner shower cubicle with tiled walls. Toilet. Wash hand basin. Radiator. Extractor fan.

TANDEM GARAGE

Double doors to tandem garage. Vehicular access to the garage is by Avebury Gardens.

EXTERIOR

The front of the property provides ample off road parking with hedging to the front. The rear of the property is fully enclosed, mainly laid to lawn with featured paved and gravel area for seating and entertaining. Mature shrubbery and borders. Garden shed and pond. Further parking space ideal for caravan/ motor home. Access to the garage.

PROPERTY POSTCODE

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



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 PROCEDURES

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.

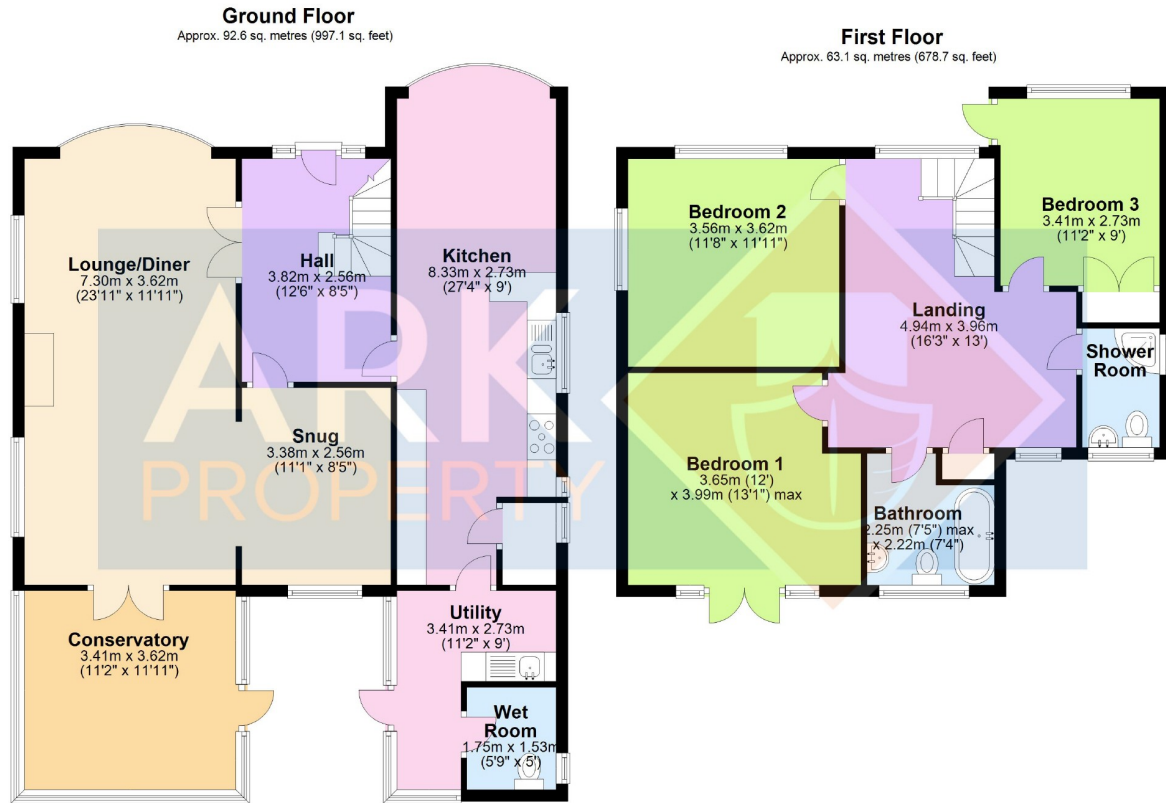
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Total area: approx. 155.7 sq. metres (1675.8 sq. feet)

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