



11 Riverside Park, Spalding

£175,000

THREE BEDROOM LINK DETACHED PROPERTY LOCATED IN A CUL DE SAC LOCATION

Ideal first time purchase or investment benefiting from off road parking, single garage and low maintenance front and rear gardens. Being located close by to all local amenities. The property comprises of entrance hallway, kitchen breakfast, living room with patio doors opening to rear garden, two double bedrooms with fitted wardrobes, single bedroom and bathroom. Externally, the front of the property provides off road parking with access to the single garage and gated access to the rear garden. The rear is fully enclosed and fully paved. Call today to get your viewing booked in!

- **Three Bedroom Link - Detached Property**
- **Off Road Parking and Single Garage**

- **Well Presented Throughout**
- **Close by to Spalding Town Centre**
- **Ideal First Time Purchase**



ENTRANCE HALLWAY

Part glazed Upvc door to front aspect. Upvc window to side aspect. Radiator. Spot lighting. Carpeted.

CLOAKROOM

Toilet. Wash hand basin. Radiator. Extractor fan.

KITCHEN BREAKFAST

12'0 x 8'11 (3.66m x 2.72m)

Upvc window to front aspect. Base and wall units with roll top work surface over. Stainless steel sink with drainer and extendable mixer tap over. Integrated electric oven with hob and extractor hood over. Part tiled splashback walls. Space for under counter fridge and dishwasher. Tiled flooring. Spot lighting.

LIVING ROOM

16'00 x 9'09 (4.88m x 2.97m)

Bay with glazed side panels and patio doors to rear garden. Carpeted. Radiator. Television point. Bt point. Ceiling lights.

LANDING

Upvc window to side elevation. Radiator. Spot lighting.

MASTER BEDROOM

13'08 x 9'11 (4.17m x 3.02m)

Upvc window to rear elevation. Carpeted. Two double fitted wardrobes. Ceiling light.

BEDROOM TWO

9'03 x 8'08 (2.82m x 2.64m)

Upvc window to rear elevation. Carpeted. Fitted wardrobes. Ceiling fan and light.

BEDROOM THREE

9'01 x 6'05 (2.77m x 1.96m)

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

BATHROOM

Upvc window to side elevation. Panelled bath with shower over. Wash hand basin. Toilet. Part tiled splashback walls. Carpeted. Spot lighting. Extractor fan.

GARAGE

Up and over door to the front. Space for washing machine and freezer.

EXTERIOR



The front of the property provides off road parking, access to the single garage, gated access to the rear garden and gravel. The rear of the property is fully enclosed, low maintenance and paved throughout.

PROPERTY POSTCODE

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

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.

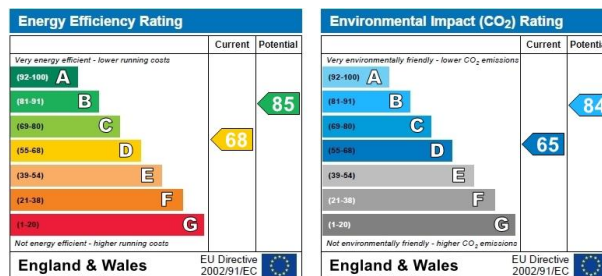
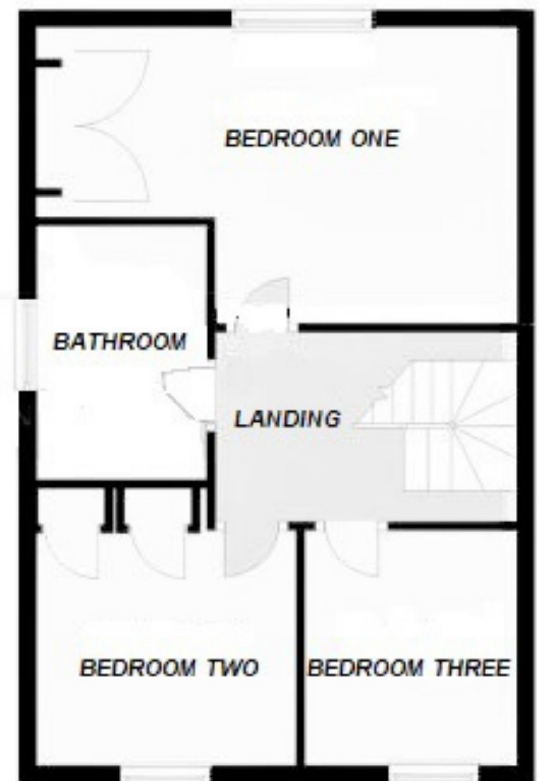




Ground Floor



First Floor



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