



Ninety Eight, St Thomas Road, Spalding

£220,000

Dating back to 1897, this property boasts both modern and original features, the garden being previously designed by BBC's Ground-force team and also close by to Spalding Town Centre. Step inside to fully appreciate what this property has to offer. Tastefully decorated throughout, you are welcomed by the entrance hallway, living room with large bay fronted window, dining room with french doors to the rear garden, kitchen, utility and garden room. galleried landing, leading to a good sized master bedroom to the front. Two further bedrooms and family bathroom. Also the extra benefit of a professionally landscaped garden, it offers a patio area ideal for seating and entertaining, laid to lawn and log cabin. There is also double gates that open to provide off road parking.

Call today to arrange your viewing!

- **Character Property**
- **Three Bedroom Semi Detached Property**
- **Landscaped Rear Garden**
- **Close by to Spalding Town Centre**
- **Original Features**
- **Off Road Parking to the Rear**

ENTRANCE HALLWAY

Part glazed Upvc door to front aspect. Wooden flooring. Understairs storage cupboard. Stairs leading to the first floor landing. Radiator. Ceiling light.

LIVING ROOM

14'4 x 12'0 (4.37m x 3.66m)

Upvc bay window to front aspect. Open fireplace with surround. Radiator. Wooden flooring. Ceiling light.

DINING ROOM

12'0 x 10'0 (3.66m x 3.05m)

Upvc double doors to the rear aspect. Wooden flooring. Radiator. Ceiling light.

KITCHEN

15'3 x 9'1 (4.65m x 2.77m)

Two Upvc windows and door to side aspect. Tiled flooring. Base units with work surface over. Space for double range cooker with tiled splashback. Ceramic bowl sink with mixer tap over. Spotlighting. Arch through to utility room.

UTILITY ROOM

8'6 x 7'10 (2.59m x 2.39m)

Space for an American style fridge/freezer. Wall mounted gas boiler. Space for washing machine and dryer.

GARDEN ROOM

9'2 x 9' (2.79m x 2.74m)

Upvc double doors to rear aspect leading to the garden. Feature fireplace. Carpeted.

GALLERY LANDING

Carpeted.

BEDROOM ONE

14'10 x 12'8 (4.52m x 3.86m)

Upvc window to the front elevation. Carpeted. Feature fireplace. Ceiling light. Radiator.

BEDROOM TWO

12'0 x 10'1 (3.66m x 3.07m)



Upvc window to the rear elevation. Carpeted. Feature fireplace. Ceiling light. Radiator.

BEDROOM THREE

9'2 x 7'4 (2.79m x 2.24m)

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

BATHROOM

Upvc window to side elevation. Tiled walls. P-shaped bath with mixer taps and hand held shower extension. Shower over. Heated towel rail. Wash hand basin. Toilet. Extractor fan

EXTERIOR

The front garden comprises of mainly gravel with mature hedges and bushes. Side gated access to the rear garden. The rear garden is in a L-shape and has been professionally landscaped comprising of, a courtyard area with a pergola perfect for entertaining or dining outside in the summer. Mainly laid to lawn perfect for children playing or just enjoying the sun. The patio area is ideal for seating and entertaining. There is a wooden cabin with electricity and Sky point with decked area perfect for extra seating, space to entertain and has space for a shed.

PROPERTY POSTCODE

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

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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