



42 Cross Street, Spalding

£275,000

ATTRACTIVE FEATURES four bedroom detached family home located close by to Spalding Town Centre, Spalding Grammar School and train station. Benefiting from spacious living accommodation throughout, double garage. Internally, the property comprises of entrance hallway, living room, dining room, kitchen, breakfast room, inner hallway with access to the music room, cloakroom and garage. Galleried landing, four good sized bedrooms and family bathroom. Externally, low maintenance front and rear gardens with the front providing decorative iron railing with access to the entrance door, vehicular access to the double garage. The rear of the property is fully enclosed, decorative patio ideal for seating and entertaining. Variety of plants and borders.

The property also has Solar panels (and income of up to £2k).

- **Four Bedroom Detached Property**
- **Off Road Parking And Garage**
- **Brick And Slate Outbuildings**

- **Office/Studio Space**
- **Attractive Features Throughout**
- **Large Family Room To The Rear**



ENTRANCE HALLWAY

13'0 x 5'10 (3.96m x 1.78m)

Wooden door to front aspect with original glazed panels. Wooden flooring. Staircase to first floor landing. Understairs storage cupboard. Featured ceiling and pendant light.

LIVING ROOM

13'4 x 15'0 (4.06m x 4.57m)

Upvc bay window to the front aspect. Featured picture rail, ceiling rose and pendant light. Period fireplace with coal effect gas fire. Solid timber surround. Radiator.

DINING ROOM

12'11 x 14'7 (3.94m x 4.45m)

Upvc bay window to the front aspect. Original Victorian fireplace with tiled inserts and hearth. Featured picture rail, ceiling rose and pendent light.

KITCHEN

20'4 x 8'7 (6.20m x 2.62m)

Two wooden windows to rear aspect. Part Glazed external door to rear garden. Wall and base units with roll top work surface over. Space for range style cooker with extractor hood over. One and a quarter sink unit with mono block mixer tap over. Integrated dishwasher. Ceramic floor tiles. Radiator. Three pendant lights. Space for free standing fridge freezer. Part tiled splash back walls.

BREAKFAST ROOM

11'5 x 9'9 (3.48m x 2.97m)

Upvc bay window to rear aspect. Two radiators. Featured picture rail and ceiling light.

INNER LOBBY

12'1 x 3'3 (3.68m x 0.99m)

Door to garage. Ceiling light. Radiator. Glazed double doors leading to music room.

FAMILY ROOM/ MUSIC ROOM

25'8 x 12'8 (7.82m x 3.86m)

Two wooden windows and wooden glazed door to side aspect leading to the garden. Two radiators. Two storage heaters. Exposed ceiling beams. Vaulted ceiling with five pendant lights. Part polycarbonate glazed roof light.

CLOAKROOM

Toilet. Wash hand basin. Ceiling light. Extractor fan. Water softener. Heater.

LANDING

Upvc window to the front elevation. Two pendant lights. Access to loft space.

BEDROOM ONE

13'4 x 12'11 (4.06m x 3.94m)

Upvc window to front and side elevation. Radiator. Featured picture rail, ceiling light and alcove cupboard.

BEDROOM TWO

13'0 x 12'4 (3.96m x 3.76m)

Upvc window to front elevation. A variety of full width fitted double and single wardrobes with overhead storage. Radiator. Featured picture rail and ceiling light.

BEDROOM THREE

11'9 x 8'10 (3.58m x 2.69m)

Upvc window to rear elevation. Laminate flooring. Featured picture rail and shelved alcove. Ceiling light.

BEDROOM FOUR

10'0 x 8'10 (3.05m x 2.69m)

Upvc window to rear elevation. Featured picture rail and ceiling light. Radiator. Shelved cupboard. Airing cupboard.

BATHROOM

Upvc frosted window to rear elevation. Panelled bath with shower over with full length folding screen. Toilet. Wash hand basin. Vanity storage cupboards. Tiled flooring. Fully tiled walls. Wall mounted cabinet with mirror and lighting. Vertical towel rail. Radiator.

STUDIO/OFFICE

17'1 x 6'10 (5.21m x 2.08m)

Windows over looking the garden. Tiled flooring. Night storage heater. Plumbing and space for washing machine and tumble dryer.

DOUBLE GARAGE

Timber opening doors to front. Power and lighting. Modern circuit breaker fuse board. Electric meter. Folding ladder opening into:-

OVER HEAD STORAGE

Glazed roof panels providing useful storage space.

GARDEN STORE

Electric and lighting.

REAR GARDEN

Paved patio area ideal for seating and entertaining. Raised borders with a range of plants, shrubbery, bushes and flowers.



FRONT GARDEN

The front of the property is low maintenance with decorative iron railing and access to the front door. Vehicular access to the large garage.

PROPERTY POSTCODE

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

ADDITIONAL INFORMATION

Freehold with vacant possession on completion.

PLEASE NOTE: All photos are property of Ark Property Centre and cannot be used without their explicit permission.

VIEWINGS

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 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.

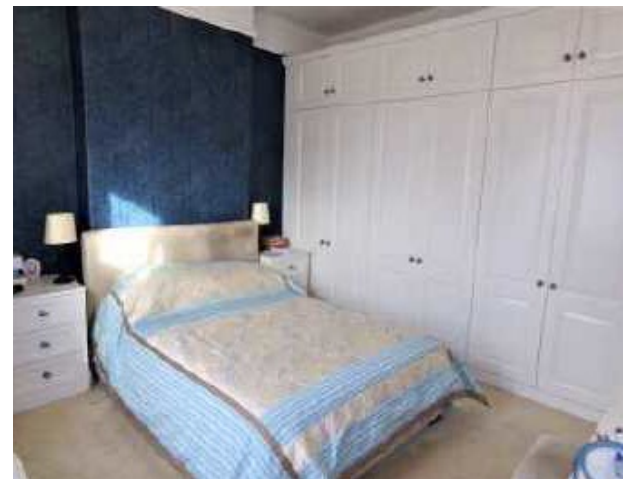
ARK PROPERTY CENTRE

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.

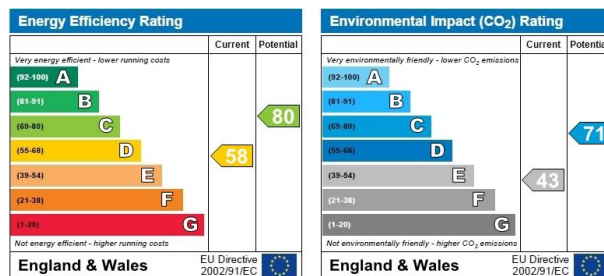
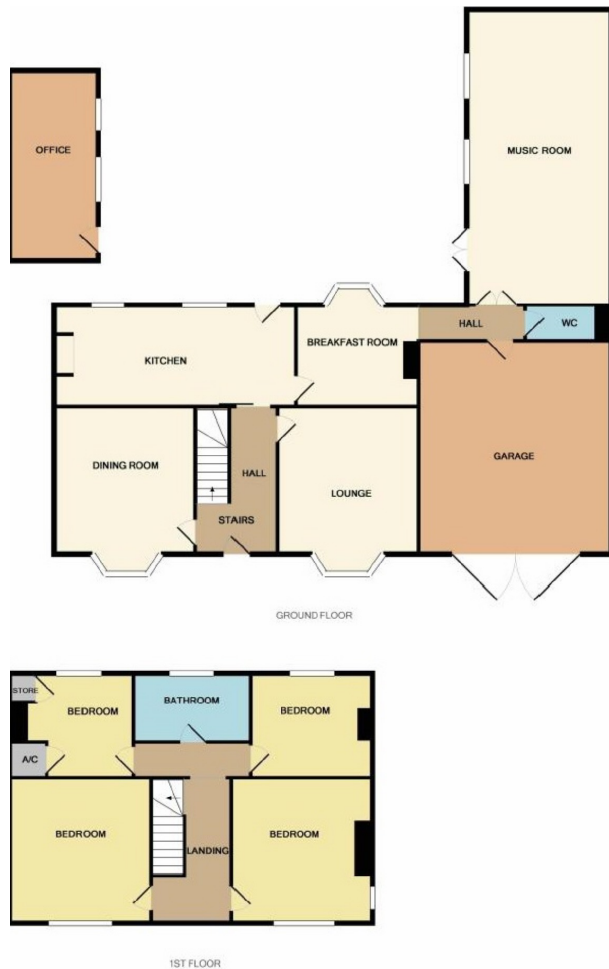
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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