



## **10 Mansell Close, Spalding, PE11 1NE**

**£130,000**

- One bedroom semi detached bungalow
- Popular location of Spalding
- Ample off road parking on driveway
- Low maintenance rear garden
- Within easy access of local amenities
- Sold with no chain

This delightful bungalow is the perfect choice for those looking to downsize. Set on a generous plot, it features a spacious driveway to the front and a private rear garden complete with a conservatory overlooking the outdoor space.

Inside, the property offers a compact yet well planned layout, cleverly designed with ample storage throughout.

Located just a short distance from the town centre, this hidden gem truly is a Tardis of space and comfort, an ideal bungalow ready to move straight into.

### Conservatory 5'10" x 9'4" (1.80m x 2.85m)



UPVC construction. Carpeted. Door to rear garden. Door to hallway.

### Hallway



Carpeted. Radiator. Doors to lounge, kitchen and bathroom.

### Lounge 14'10" x 11'5" (4.53m x 3.49m)



UPVC window to front. Carpeted. Radiator. Feature fireplace with surround.

### Kitchen 9'10" x 10'6" (3.00m x 3.21m)



UPVC window to rear. Matching base and eye level units with work surfaces over. Sink unit and drainer with taps over. Space for oven with extractor hood over. Space and plumbing for washing machine. Space tumble dryer. Space for fridge/freezer. Vinyl flooring. Partially tiled walls. Pantry with shelving. Storage cupboard.

### Bedroom 1 12'5" x 10'0" (3.81m x 3.05m)



UPVC window to front. Radiator. Carpeted. Two built in cupboards with shelving.

**Bathroom 6'6" x 5'5" (1.99m x 1.67m)**

UPVC window to rear. Panelled bath with shower attachment over. Wash hand basin. Toilet. Fully tiled walls. Radiator. Carpeted.

**Outside**

The front of the property has a driveway. Gravel area. Side pathway leading to side gated access to the rear garden.

The rear garden is enclosed by timber fencing. Laid to lawn. Patio area. Timer shed.

**Property Postcode**

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

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Anti-money Laundering (AML) Checks**

If you wish to proceed with an offer on this property, we are required under HMRC regulations

to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

**Verified Material Information**

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Variable over Voice and Data. Three is Limited over Voice and Data. O2 is Variable over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding

from groundwater is unlikely in this area. Reservoirs  
- flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland  
District Council Planning Portal for any planning  
applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D63

### **Viewing Arrangements**

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 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 Money Laundering  
Regulations 2017 (MLR 2017). The business will  
perform a Money Laundering Check as part of its  
Money Laundering Policy.

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 available funds from your  
solicitor.

### **Ark Property Centre**

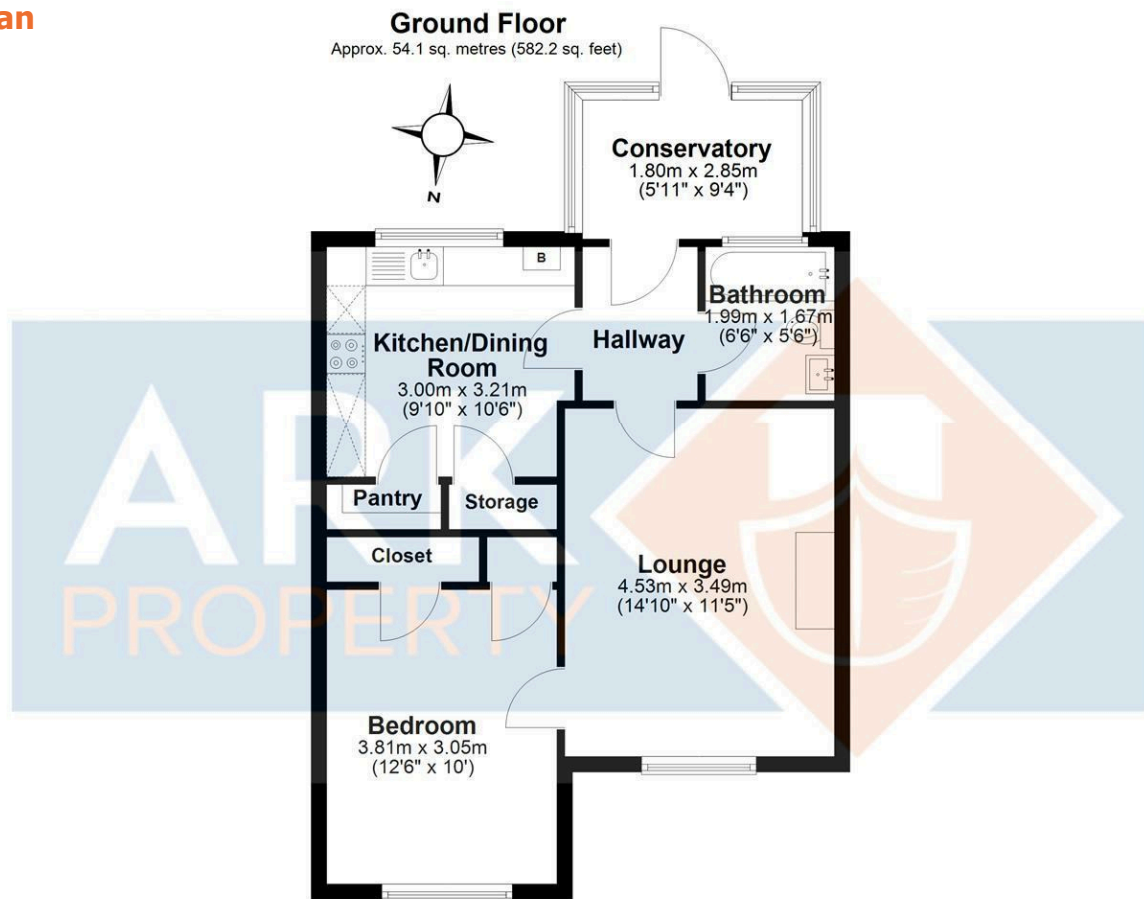
If you are thinking about selling your property or  
are not happy with your current agent - we can  
offer a FREE valuation service with no obligation.

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.

## Floor Plan

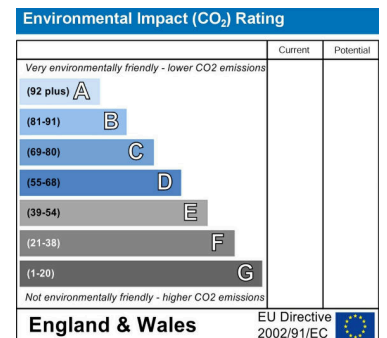
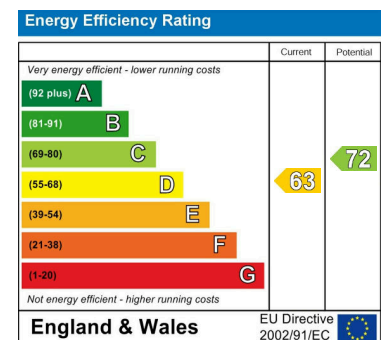


All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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