



## 2 Vernatts Green, Spalding, PE11 3NU

**£278,000**

- Three bedroom detached bungalow in a quiet cul-de-sac location
- Well-presented throughout with spacious lounge and modern kitchen diner
- Wrap-around landscaped gardens with new paving and planted borders
- Concrete base ready for a shed or summer house
- Riverside walks nearby
- No onward chain – viewing strictly by appointment with Ark Property Centre

Sold with No forward chain

Situated in a quiet cul-de-sac location with scenic river walks close by, this well-presented detached bungalow is offered with no onward chain. The spacious accommodation includes an entrance hall, lounge, modern kitchen diner, three bedrooms, and a contemporary shower room.

Outside, the property benefits from wrap-around landscaped gardens, featuring recently installed paving, attractive planted borders, and a concrete base ready for a shed or summer house. There is also off-road parking for multiple vehicles.

An ideal home in a peaceful setting, with amenities and countryside walks on your doorstep.

Viewing strictly by appointment only with Ark Property Centre.

### Entrance Hall



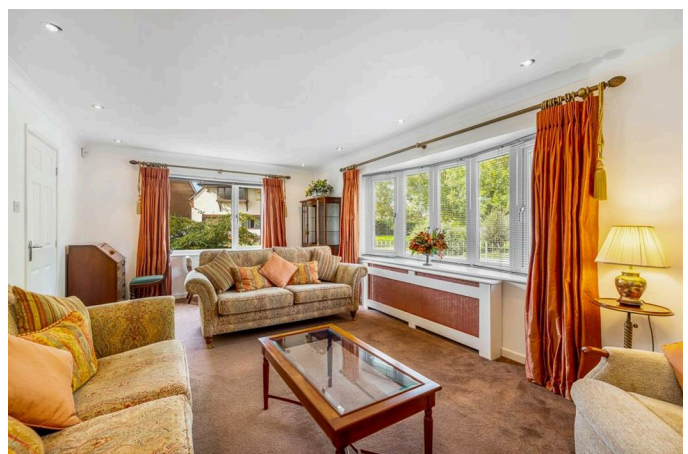
PVC double glazed doors. Coving to skimmed ceiling with recessed spot lighting. Radiator.



### Lounge 11'10" x 20'2" (3.62m x 6.16m)



PVC double glazed bay window to side and window to front. Radiator. Fireplace with capped off gas point.



**Kitchen/Diner 9'4" x 9'3" & 10'9" x 9'9"**  
**(2.87m x 2.82m & 3.28m x 2.98m)**



PVC double glazed windows to front and side. Door to side. Radiator. Fitted full height and base units with roll edge work surface and tiled splash back. Four ring Neff electric hob with capped off gas point behind. Stainless steel Neff extractor hood over. Integrated Neff electric oven and grill under. Composite sink and drainer with chrome mixer tap over. Space and plumbing for washing machine, slimline dishwasher and tumble dryer. Space for fridge/freezer. Wall mounted main gas Worcester central heating boiler.



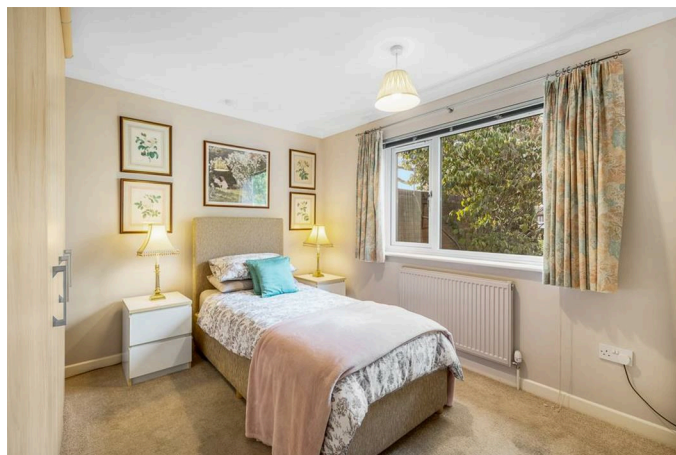
**Bedroom 1 15'10" x 8'11" (4.85m x 2.72m)**



PVC double glazed window to rear. Coving to skimmed ceiling. Radiator. Wall mounted electric consumer unit.



**Bedroom 2 11'10" x 9'10" (3.63m x 3.02m)**



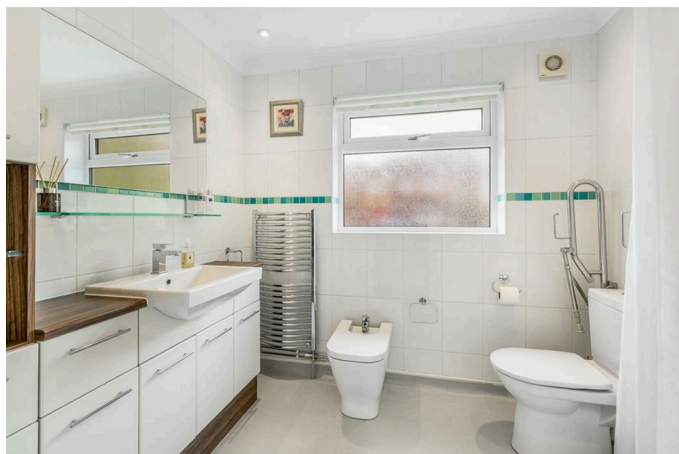
PVC double glazed window to side. Coving to ceiling. Radiator.

**Bedroom 3 11'10" x 9'10" (3.61m x 3.00m)**



PVC double glazed window to rear. Coving to ceiling. Radiator.

**Bathroom 7'9" x 6'5" (2.37m x 1.96m)**



PVC double glazed window to side. Coving to skimmed ceiling with recessed spot lighting. Extractor fan. Chrome wall mounted heated towel rail. Bidet. Fitted chrome thermostatic bar shower riser with rainfall head, hand held attachment and wet room floor. Close coupled toilet with push button flush. Ceramic wash hand basin with chrome mixer tap and set in vanity unit with built in storage.

**Outside**



Situated on the corner of Vernatts Green the property enjoys wrap around gardens on the corner plot with established lawns, mature plants and hedging.

The front and side gardens are enclosed by iron railings with entrance gates and there is a block paved driving giving off road parking for 3-4 vehicles.

Side gated access and pathway leads to the rear garden which is enclosed by timber fencing and brick wall. Landscaped to include generous patio seating area. Established lawn with borders ready for planting. To the rear of the plot a further patio area. Outside lighting and cold water tap available.



**Property Postcode**

For location purposes the postcode of this property is: PE11 3NU

**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: C  
 Annual charge: No  
 Property construction: Brick built  
 Electricity supply: Ovo  
 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 Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited 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: Possible no caravan storage. Please confirm with solicitor as part of legal searches.

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: C70

### 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.

### Referral & Fee Disclosure

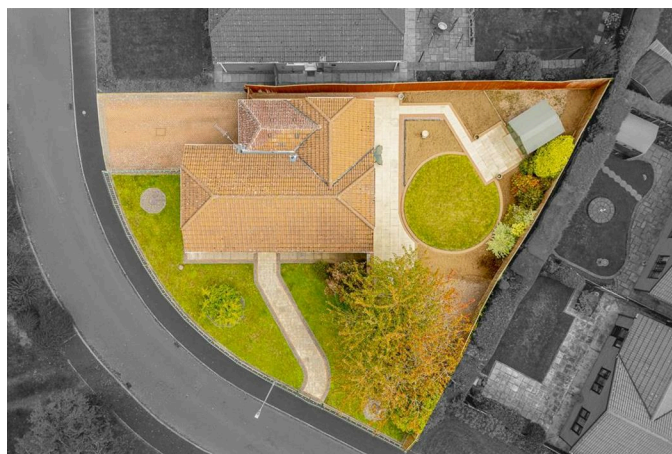
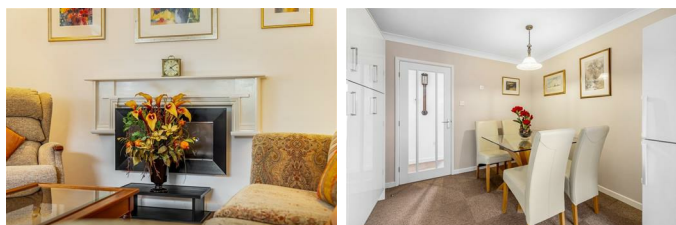
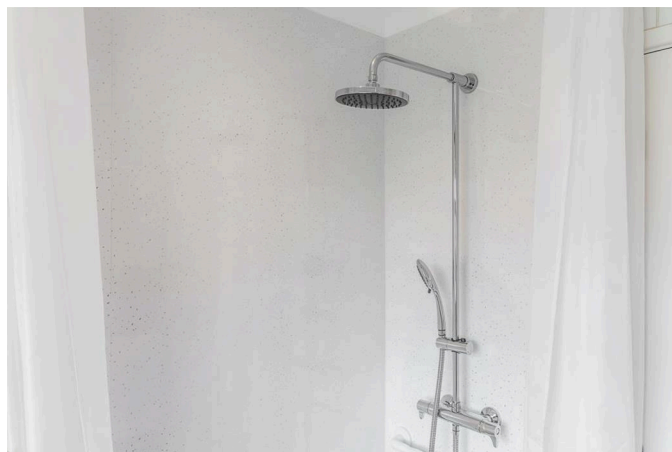
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250.

We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

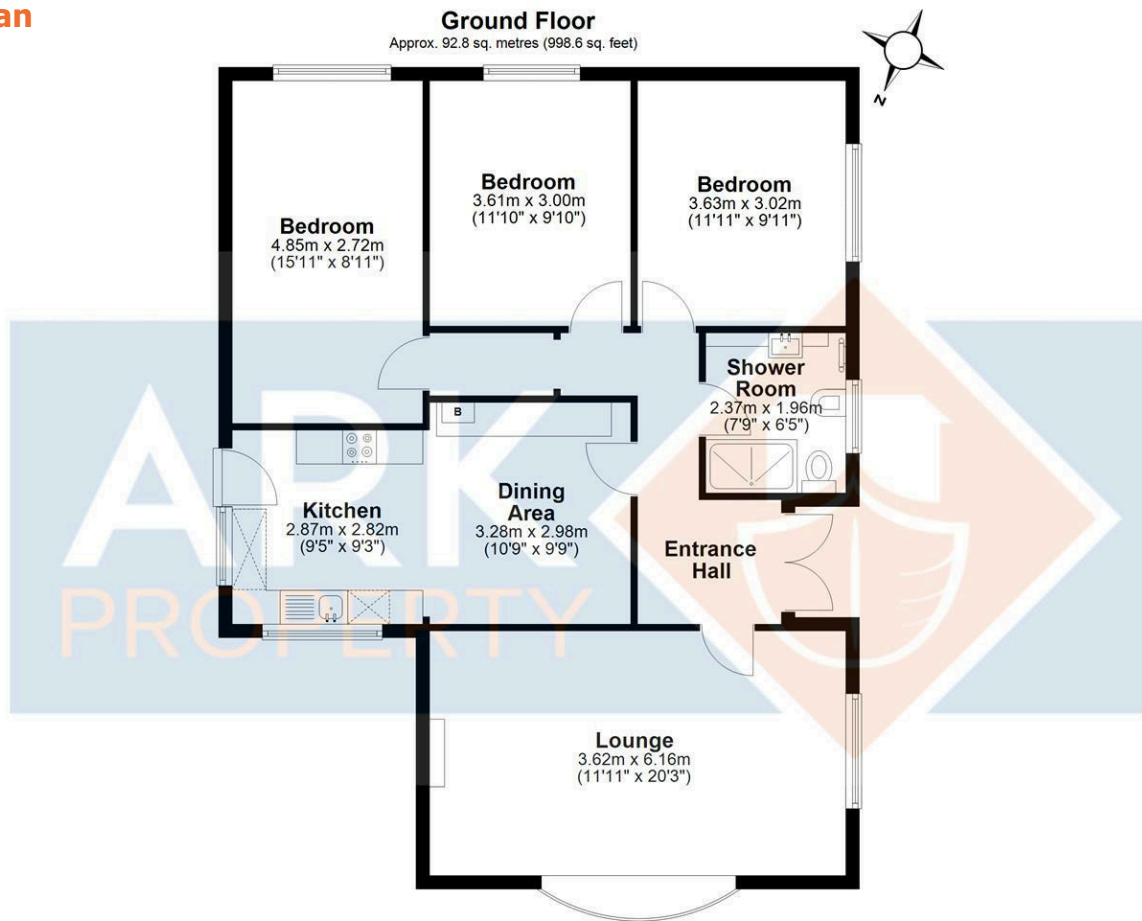
**Disclaimer**

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



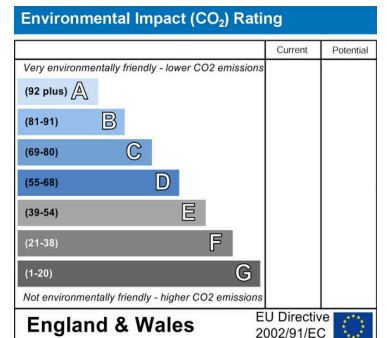
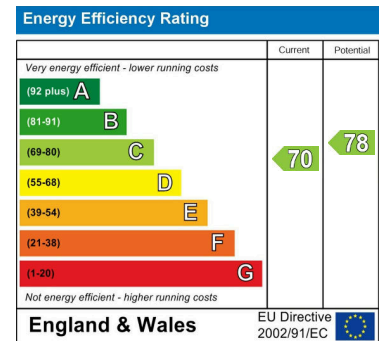
Total area: approx. 92.8 sq. metres (998.6 sq. feet)

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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