



## **7 Ambleside Drive, Spalding, PE11 1JU**

**£250,000**

- Well-presented detached bungalow positioned within a sought-after residential area on Ambleside Drive, Spalding
- Offered for sale with no onward chain, making it an ideal purchase for those looking for a smooth and speedy move
- Currently configured as a two-bedroom home with an additional dressing room, offering excellent potential to be reconfigured into a three-bedroom layout
- Spacious and well-maintained throughout, featuring a comfortable lounge, a well-appointed kitchen breakfast room, and a bright conservatory overlooking the garden
- Generous frontage providing ample off-road parking for multiple vehicles, along with access to a single garage
- Attractive rear garden of a good size, designed for low maintenance while still offering an enjoyable outdoor space for relaxing or entertaining

A well-maintained detached bungalow situated on the sought-after Ambleside Drive in Spalding, offered for sale with no onward chain. Presented in excellent condition throughout, this versatile home currently offers two bedrooms, one benefiting from a dressing room, with clear potential to reconfigure and create a third bedroom if required.

The accommodation comprises a welcoming entrance hall, a spacious lounge, and a well-appointed kitchen breakfast room, along with a bright conservatory overlooking the rear garden. There are two bedrooms, a dressing room, and a modern shower room.

Externally, the property enjoys a generous frontage providing ample off-road parking and access to a single garage. To the rear is a good-sized, low-maintenance garden, ideal for those seeking easy outdoor living.

Early viewing is highly recommended to fully appreciate the flexibility and condition this home has to offer.

### Entrance Hall



Composite glazed entrance door with glazed side pane. Coving to ceiling. 2 radiators. Built in airing cupboard with slatted shelving and hot water cylinder.

### Lounge 16'0" x 13'0" (4.90m x 3.97m)



PVC double glazed bay window to front and window to side. Coving to ceiling. 2 radiators. Gas fireplace.



### Kitchen/Dining Room 12'11" x 12'11" (3.95m x 3.96m)



PVC double glazed window and door to side and sliding patio doors rear. Coving to ceiling. Tiled

flooring. Radiator. Wall mounted mains gas central heating boiler. Fitted with a matching range of base and eye level units with roll edge work surface and tiled splash backs. Four ring gas hob with extractor hood over and electric oven and grill under. Sink and drainer unit with chrome mixer tap over. Space for fridge/freezer. Space and plumbing for washing machine.



**Conservatory 6'6" x 8'6" (2.00m x 2.60m)**



PVC double glazed construction with fibreglass roof. Tiled flooring. Power points.

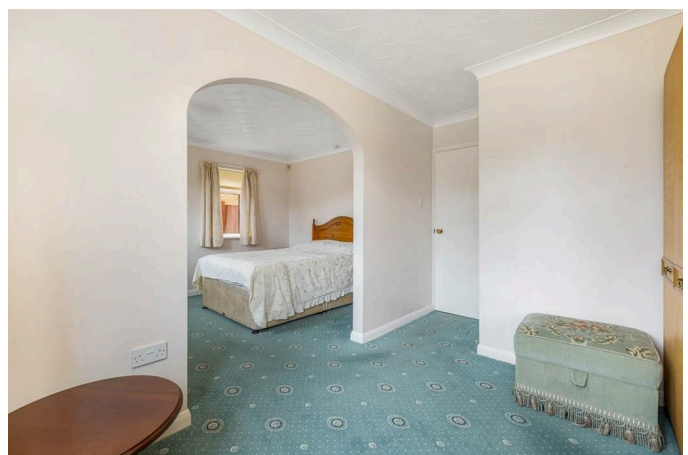
**Bedroom 1 12'8" x 13'0" (3.88m x 3.98m)**



PVC double glazed windows to side and rear. Coving to ceiling. 2 radiators.



**Dressing Area 9'4" x 8'2" (2.86m x 2.50m)**



PVC double glazed window to rear. Coving to ceiling.



**Bedroom 2 13'0" x 10'0" (3.98m x 3.07m)**



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

**Shower Room 9'4" x 5'9" (2.85m x 1.77m)**



PVC double glazed window to rear. Coving to ceiling. Tiled flooring. Full height wall tiling. Wall mounted

chrome heated towel rail. Wall mounted courtesy light with shaver point. Fitted Quadrant shower cubicle with glass sliding doors and electric shower. Close coupled toilet with push button flush. Wash hand basin with chrome mixer tap set in vanity unit with built in storage.



### Outside



The front of the property there is a large low maintenance garden with gravel and block paving giving off road parking leading to the garage. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing. Mostly hard landscaped to include patio seating area and gravel with planted borders. There is a aluminium frame greenhouse, Timber storage shed. Outside light. Cold water tap.



**Garage 17'0" x 9'10" (5.19m x 3.02m)**



Up and over vehicular door. Power and light connected.

### Property Postcode

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

### 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: B

Annual charge: No

Property construction: Brick built

Electricity supply: Eon

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 and Single Garage

Building safety issues: No

Restrictions: Taken from Title Register: No timber built dwelling nor any building fences or other erections constructed of corrugated iron shall be erected on the property hereby conveyed nor any caravan boat or hut on wheels placed thereon without the consent in writing of the Vendor first had and obtained.

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: D65

### 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.

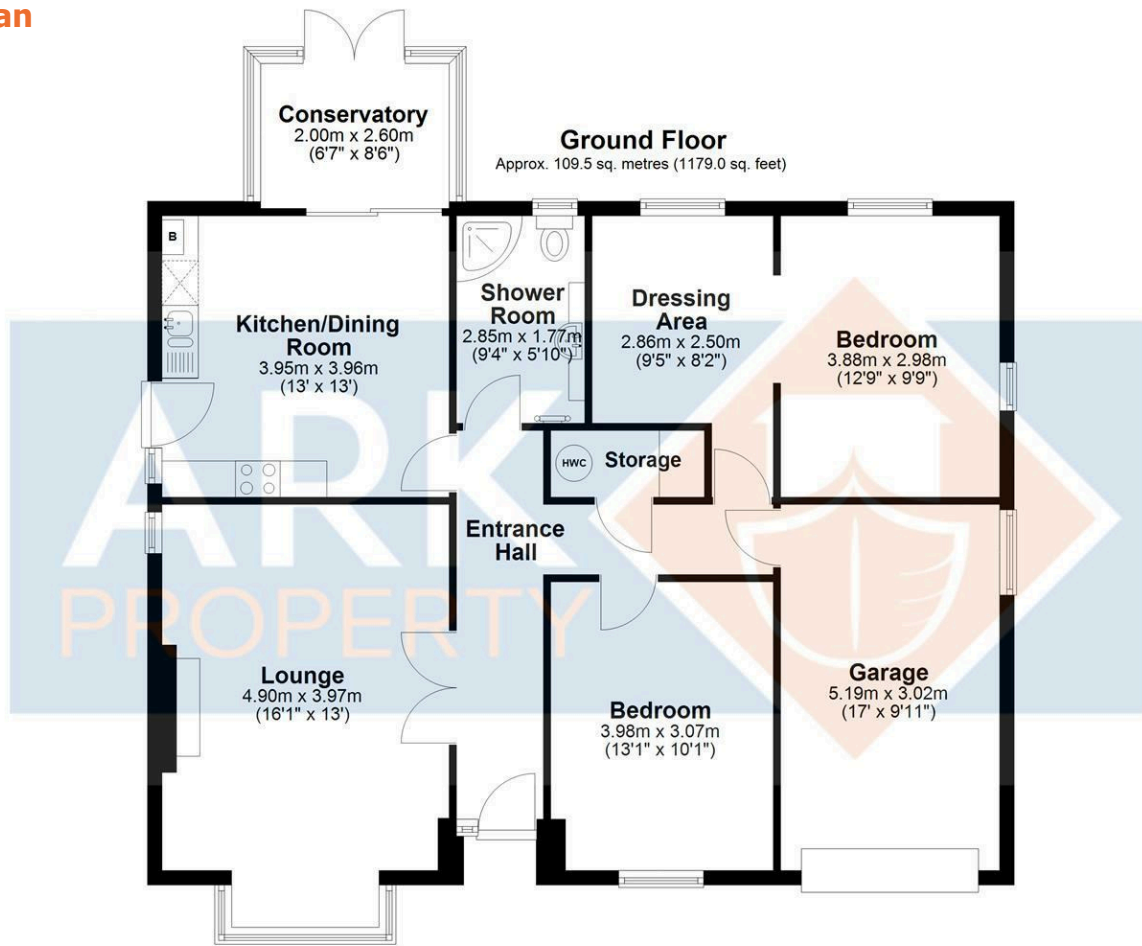
### Disclaimer

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.





## Floor Plan



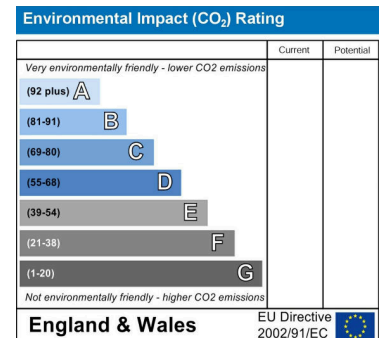
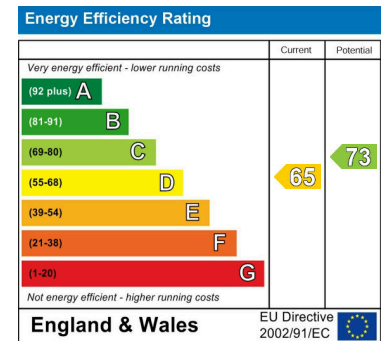
Total area: approx. 109.5 sq. metres (1179.0 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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