



9 Bell Lane, Fosdyke, PE20 2BS

£230,000

- Desirable semi-rural village setting in Fosdyke, offering a peaceful lifestyle while remaining accessible to nearby amenities
- Well-proportioned two-bedroom bungalow, available for immediate viewings
- Comfortable lounge, fitted kitchen with adjoining utility area, and a family bathroom
- Two good-sized bedrooms providing flexible living or guest accommodation
- Generous rear garden with a versatile summerhouse, ideal for entertaining, hobbies, or use as a home office
- Extensive frontage with ample off-road parking, leading to an oversized carport for additional covered parking or storage

Enjoying a pleasant semi-rural setting in the village of Fosdyke, this well-proportioned two-bedroom bungalow on Bell Lane offers a wonderful opportunity for those seeking a quieter pace of life, while still being within easy reach of nearby amenities. Available for viewings now, the property is ready to welcome its next owner.

The accommodation comprises an entrance hall leading through to a comfortable lounge, a fitted kitchen with adjoining utility area, two bedrooms, and a family bathroom.

Outside, the property continues to impress with a rear garden featuring a versatile summerhouse—ideal for entertaining, relaxing, or use as a home office. To the front, there is a substantial frontage providing ample off-road parking, which in turn leads to an oversized carport.

A fantastic option for downsizers, first-time buyers, or anyone looking to embrace village living.

Entrance Hall



UPVC door to front. Built in storage cupboard. Doors to lounge, kitchen, bedrooms and bathroom. Underfloor heating to hallway and kitchen.

Lounge 11'4" x 13'3" (3.46m x 4.06m)



UPVC window to front. Radiator.



Kitchen 10'8" x 11'8" (3.26m x 3.57m)



UPVC window to rear. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Electric hob with extractor hood over. Built in eye level oven and grill.

Integrated dishwasher. Integrated fridge. Tiled flooring. Underfloor heating.



Utility Room 7'3" x 7'3" (2.21m x 2.21m)



UPVC windows to rear and side. UPVC door to side. Radiator. Tiled flooring.

Bedroom 1 11'4" x 11'8" (3.46m x 3.56m)



UPVC window to front. Radiator.

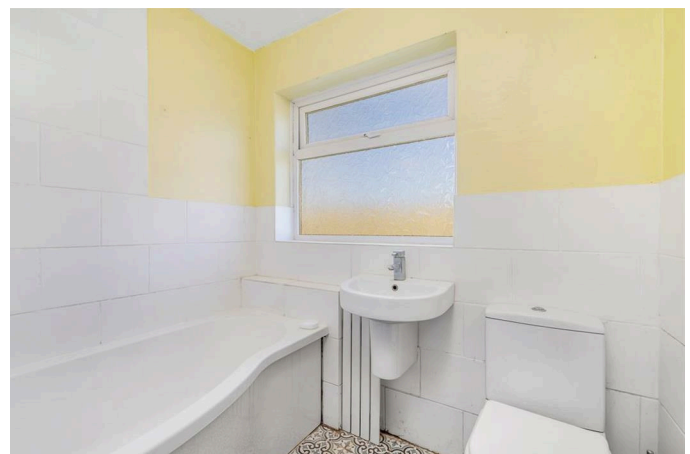


Bedroom 2 10'7" x 9'8" (3.25m x 2.96m)



UPVC window to rear. Radiator.

Bathroom 5'4" x 6'9" (1.65m x 2.08m)



UPVC window to rear. Panelled bath with shower over. Toilet. Wash hand basin. Partially tiled walls. Tiled flooring. Radiator.

Outside



The front of the property has a gravel driveway providing off road parking. To the right of the property there is a car port (4.78m x 4.11m) The rear garden is enclosed by timber fencing. Lawn area. Patio area.



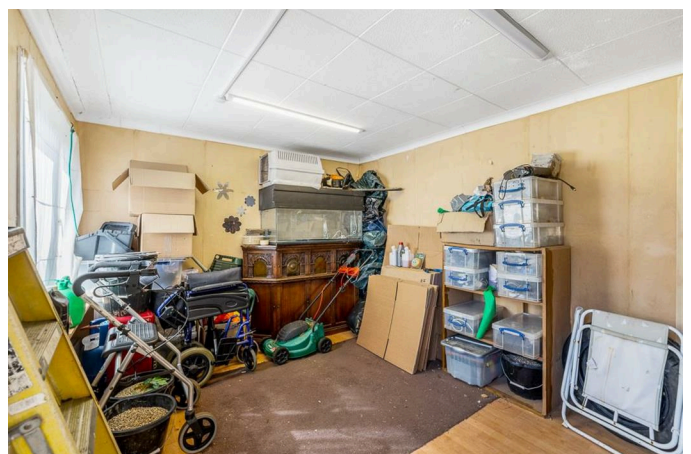
Summerhouse



Store 1: 2.83m x 3.54m with door and window to front. Opening to store 2.
Store 2: 2.83m x 1.71m with window to front.



Car Port 15'8" x 13'5" (4.78m x 4.11m)



Garage 15'8" x 7'10" (4.78m x 2.41m)

Vehicular doors to front. Window to side. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE20 2BS

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: Octopus
 Solar Panels: No
 Other electricity sources: No
 Water supply: Anglian Water
 Sewerage: Mains
 Heating: Oil 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 Limited 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: 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: D67

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.

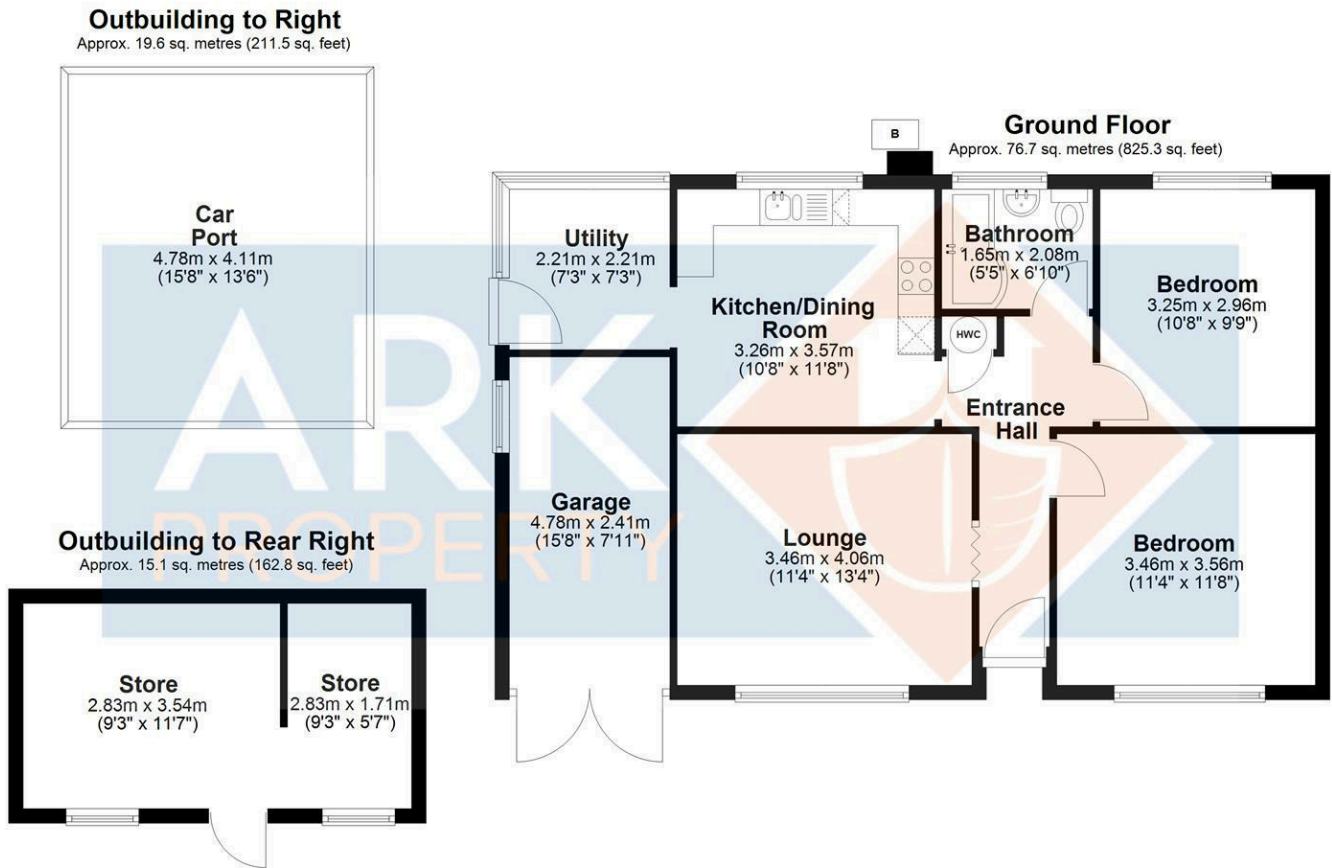
Disclaimer

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



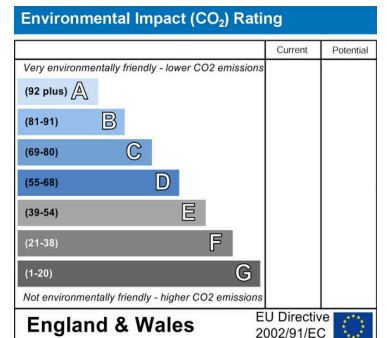
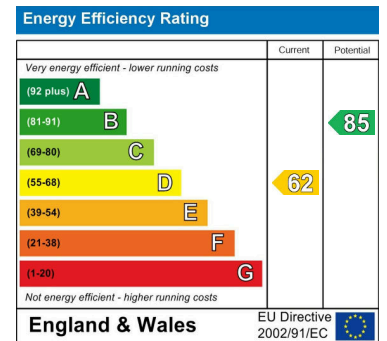
Total area: approx. 111.4 sq. metres (1199.6 sq. feet)

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

Area Map



Energy Efficiency Graph



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