ARK PROPERTY









11 Cedar Drive, Holbeach, PE12 7JP

£220,000

- Beautifully presented throughout
- Integral garage with ample off road parking
- Well established rear garden
- Two bathrooms
- Modern kitchen diner
- Popular location of Holbeach
- Within a short walk of the town centre and all amenities
- Must view to be appreciated

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Beautifully presented from the moment you step inside, this charming bungalow is located in the popular town of Holbeach and immediately feels welcoming and inviting.

Boasting a well-designed, flowing layout, the property offers the added benefit of both a shower room and a separate bathroom—an increasingly rare feature that adds convenience and flexibility.

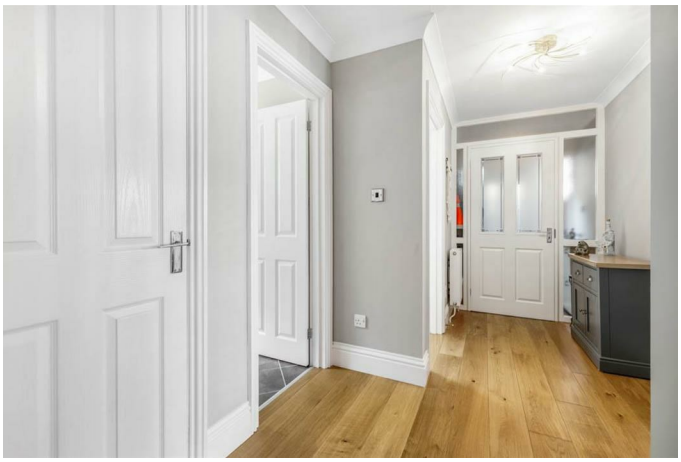
The attractive interior is complemented by an equally impressive rear garden, which has been lovingly established and is bursting with colour, creating a wonderful space to relax and enjoy throughout the seasons.

This delightful home truly needs to be viewed to appreciate its generous proportions, appealing layout, and overall charm. Book your viewing today and discover everything this beautiful bungalow has to offer.

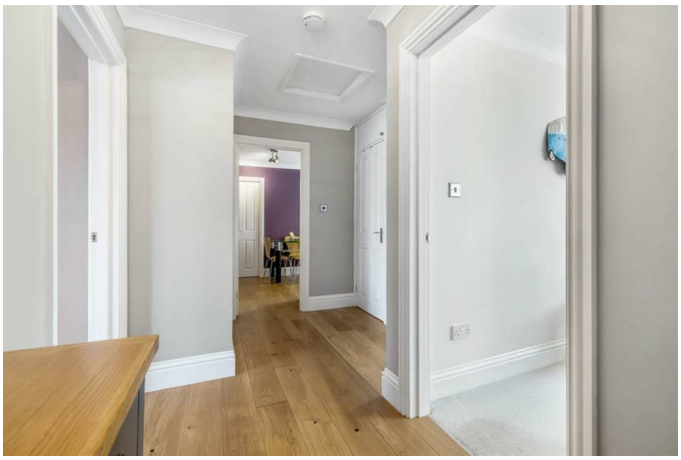
Front Porch

PVC double glazed door with matching side panel to front. Wooden single glazed door with matching side panel to hallway. Tiled floor.

Entrance Hall



Loft access. Access to airing cupboard housing hot water cylinder and storage shelves. Radiator. Engineered wood flooring.



Lounge 12'8" x 12'8" (3.88m x 3.88m)



PVC double glazed bay window to front. Feature fire place with surround. Radiator. Engineered wood flooring.

Kitchen/Diner 13'10" x 12'0" (4.24m x 3.66m)



PVC double glazed window to rear. A range of matching wall and base units with work surfaces over. Gas hob with extractor hood over. Double oven and grill. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Integrated fridge. Wine storage and integrated cooler. Pantry cupboard with shelving. Radiator. Engineered wood flooring.



Utility Room 5'10" x 5'10" (1.80m x 1.79m)



PVC double glazed door to garden. PVC double glazed window to rear. Worktop space with space and plumbing for washing machine. Space for tumble dryer, dishwasher or fridge. Radiator. Tiled floor.

Shower Room 3'9" x 9'2" (1.15m x 2.81m)

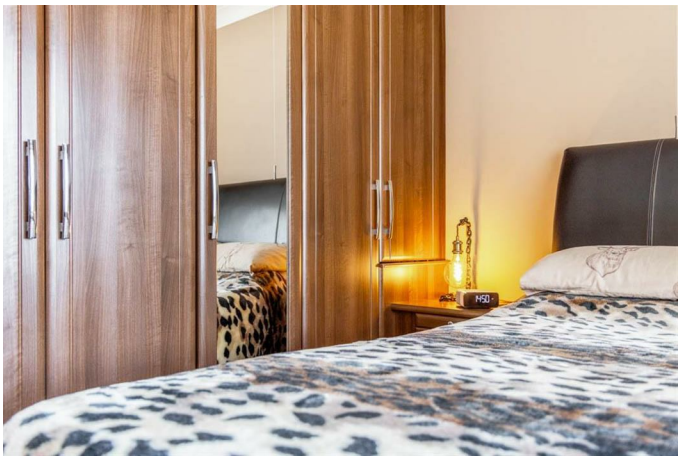


PVC double glazed window to side. Recently refurbished to include: Pedestal wash hand basin. Toilet. Walk in shower cubicle with 'Mira' electric shower. Tiled walls. Tiled floor. Extractor fan. Heated towel rail.

Bedroom 1 10'7" x 11'8" (3.25m x 3.56m)



PVC double glazed window to front. Radiator. Fitted bedroom units.



Bedroom 2 10'9" x 9'2" (3.28m x 2.80m)



PVC double glazed window to rear. Fitted bedroom suite. Radiator.

Bathroom 8'5" x 6'1" (2.58m x 1.87m)



PVC double glazed window to rear. Panelled bath with shower attachment. Pedestal wash hand basin. Toilet. Partially tiled walls. Shaver point. Extractor fan. Tiled floor.

Outside



The front of the property has a low maintenance garden providing off road parking. Side gated access to the rear garden.
The rear garden is enclosed by timber fencing. Laid to lawn with shrub borders and mature trees. Patio area. Greenhouse. Wooden sheds. Outdoor tap. Outdoor power points. Lighting.



Garage 16'5" x 8'8" (5.01m x 2.66m)



Up and over door to front. Double glazed window to side. Gas boiler. Power and light connected. Cold water tap connected.

Property Postcode

For location purposes the postcode of this property is: PE12 7JP

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: Octopus
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 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 Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - low. 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.

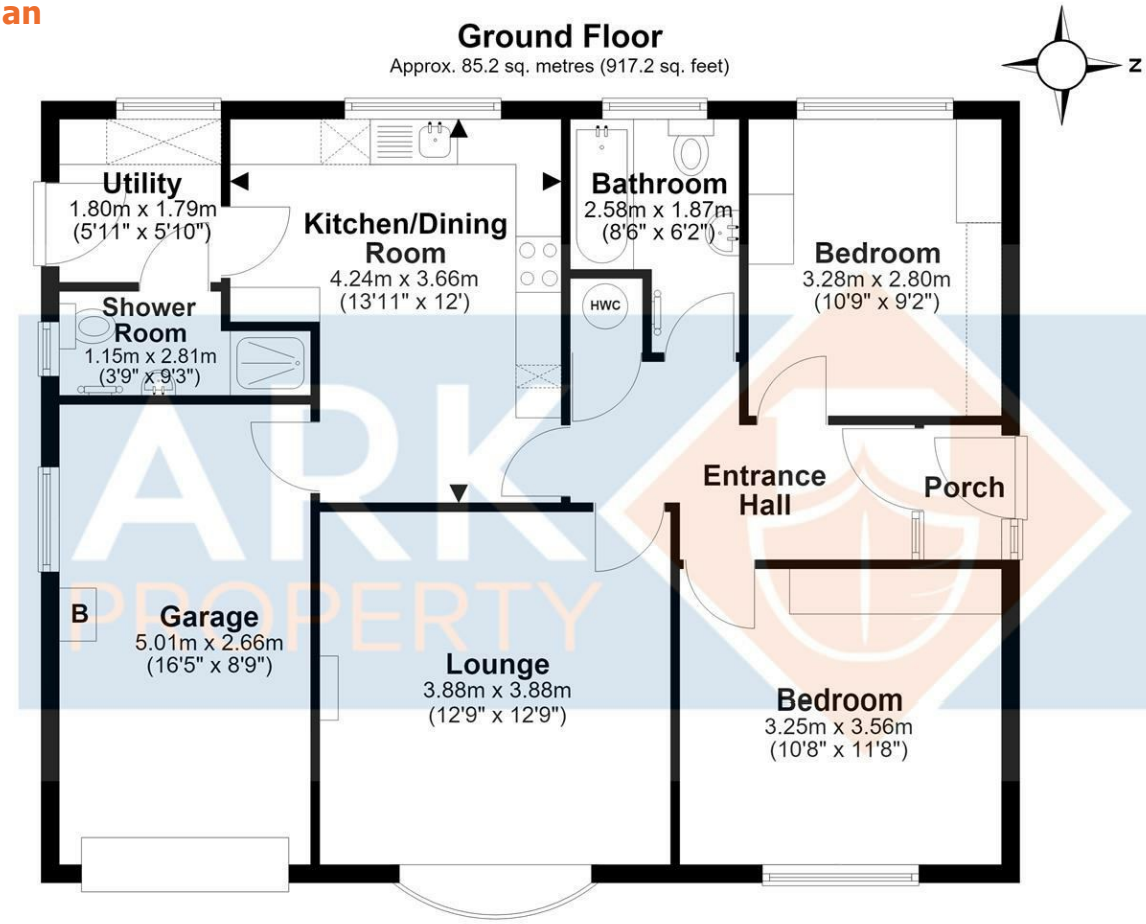
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

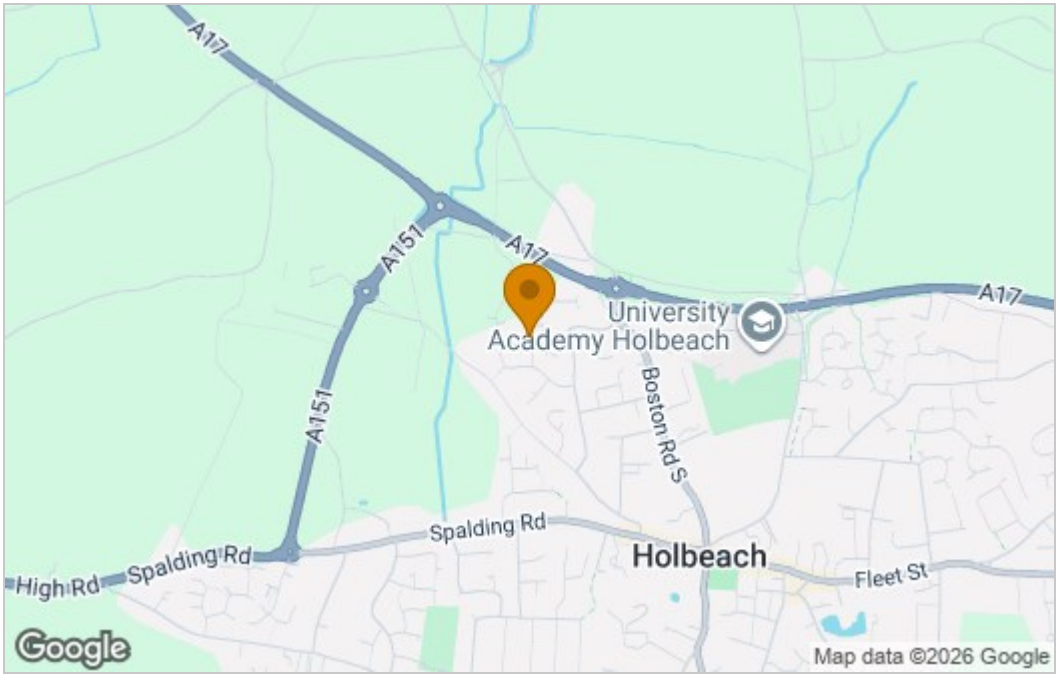
Floor Plan



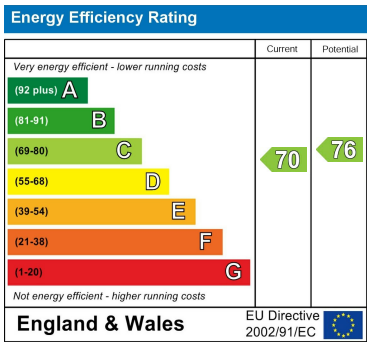
Total area: approx. 85.2 sq. metres (917.2 sq. feet)

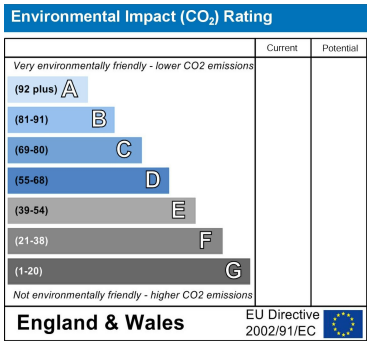
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk https://www.arkpropertycentre.co.uk