



22 Thorlby Haven, Bicker, PE20 3DD

£250,000

- Popular village location
- Neutral decor throughout
- Well presented detached bungalow
- Conservatory overlooking rear garden
- Private enclosed rear garden
- Cul de sac location on modern estate
- Great flowing layout
- Register with Ark for all new listings

Located in the highly sought-after village of Bicker, opportunities to purchase a bungalow here are few and far between, making this an exceptional opportunity not to be missed.

Occupying a desirable corner position within a quiet cul-de-sac on a modern residential development, this beautifully presented two-bedroom detached bungalow offers comfortable, well-maintained accommodation throughout. A particular highlight is the delightful conservatory to the rear, providing the perfect space to relax while enjoying views over the attractive, private rear garden.

Whether you're looking to downsize, retire, or simply enjoy single-storey living in a popular village location, this charming home is sure to impress.

Early viewing is highly recommended – book yours today.

Entrance Porch

PVC double glazed door with storm porch. Outside light. Tiled step and opens into entrance hall.

Entrance Hall



Coving to ceiling. Radiator. Honeywell central heating control. Built in airing cupboard housing hot water cylinder and shelving. Loft access.

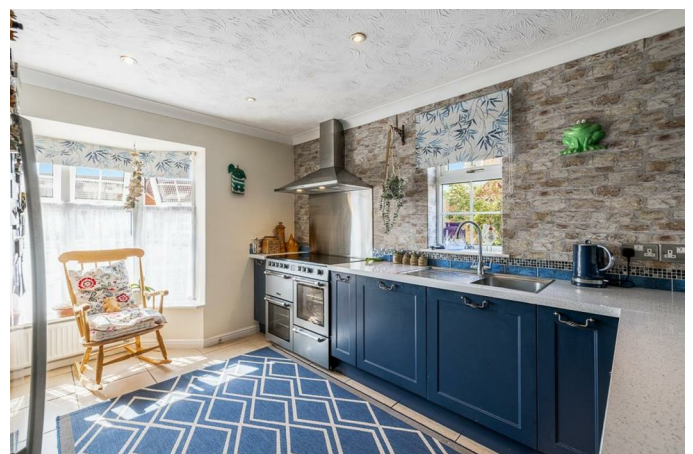
Lounge 16'2" x 10'11" (4.95m x 3.35m)



Window to front and side. Coving to ceiling. Dado rail. Marble effect fire place with wooden mantel and coal effect electric fire. Radiator.



Kitchen 14'1" x 9'11" (4.30m x 3.03m)



PVC double glazed window to front and side. Coving to ceiling. Recessed spot lights. Fitted base and eye

level units with work surfaces over. Free standing electric cooker. Stainless steel sink unit with drainer and mixer tap. Integrated dishwasher.



Utility Room 4'10" x 6'5" (1.49m x 1.98m)



Door to side. Coving to ceiling. Fitted eye level units. Space and plumbing for washing machine. Radiator.

Bedroom 1 11'9" x 11'11" (3.59m x 3.64m)



PVC double glazed window to rear. Coving to ceiling.

En-suite 4'2" x 8'7" (1.28m x 2.62m)



Coving to ceiling. Having a 3 piece suite comprising built in shower cubicle. Close coupled toilet. Pedestal wash basin. Partly tiled walls. Radiator. Shaver point. Extractor fan.

Bedroom/Dining Room 11'9" x 8'11" (3.60m x 2.73m)



PVC double glazed window to side. Coving to ceiling. Radiator. Doors opening to conservatory.

Conservatory 9'10" x 11'8" (3.02m x 3.58m)



Doors to rear garden. Tiled flooring.

Shower Room 7'0" x 6'5" (2.15m x 1.98m)



PVC double glazed window to side. Coving to ceiling. Fitted shower. Close coupled toilet. Wash hand basin. Extractor fan.

Outside



To the side of the property is a gravel drive and path leading to the front of the property. Well stocked borders with shrubs and bushes. Wooden gate leading to the rear garden. The rear garden is enclosed by timber fencing. Laid to lawn. Timber shed. Greenhouse. Outside tap.



Garage 17'3" x 9'6" (5.28m x 2.91m)



Sliding up and over door. Gas central heating boiler. Electric consumer unit. Pedestrian door to rear.

Property Postcode

For location purposes the postcode of this property is: PE20 3DD

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: 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 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: 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.

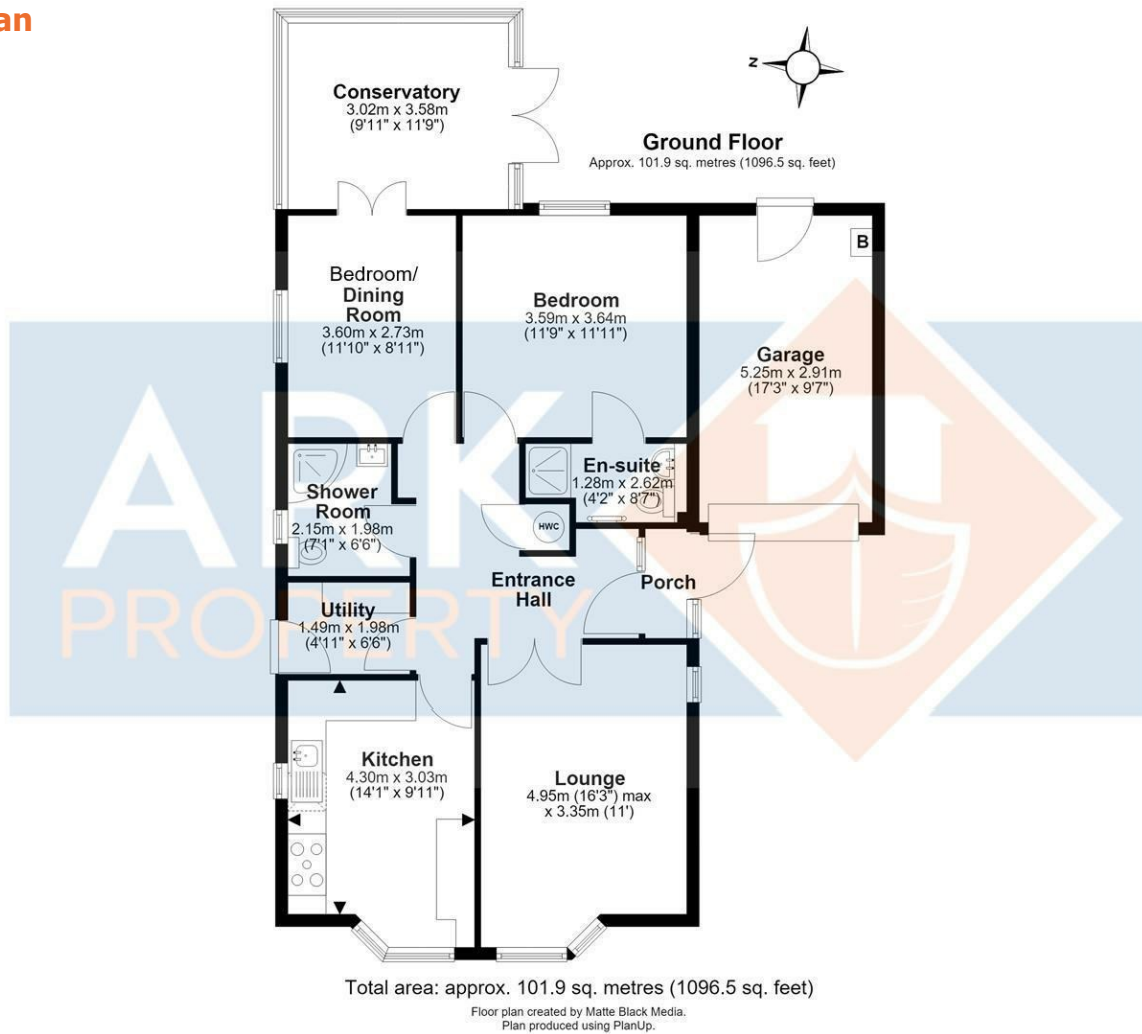
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive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

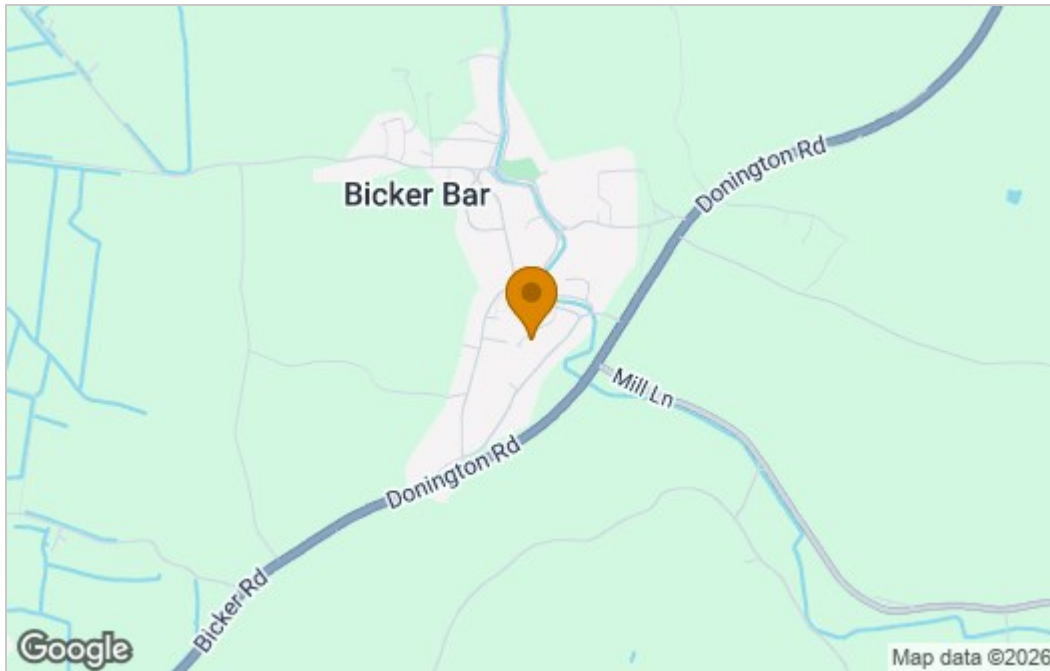
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their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan



Area Map



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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	76
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

