



39 Saxon Close, Spalding, PE12 6AY

£290,000

- Green open views to front
- Double garage with ample parking to front
- Two bathrooms
- Large garden room
- Rear garden and side garden
- Popular location
- Neutral decor throughout
- Nice flowing layout
- Sold with no forward chain
- Register with Ark for all new listings

Enjoying open views to the front, this beautifully presented three-bedroom detached bungalow offers spacious, versatile living in a highly desirable setting.

From the moment you arrive, the property impresses with its excellent kerb appeal, featuring an extended driveway, a double garage, and an attractive frontage.

Inside, the home boasts a well-designed, free-flowing layout with a modern fitted kitchen at its heart. A generous sun room provides a wonderful additional living space and creates a seamless connection to the double garage, enhancing the home's practical and versatile design.

There are three well-proportioned bedrooms, with the principal bedroom benefiting from the convenience of a private en-suite shower room.

Outside, the property enjoys two attractive garden areas, offering plenty of space to relax or entertain. Further benefits include solar panels, helping to improve the home's energy efficiency.

Offered to the market with no forward chain, this exceptional bungalow presents a fantastic opportunity for a wide range of buyers. Early viewing is highly recommended to avoid missing out on this wonderful home.

Entrance Hall



Entrance door to front. Window to front. Radiator. Built in airing cupboard with shelving. Further built in storage cupboard. Loft access.

Lounge 14'3" x 15'8" (4.35m x 4.80m)



Window to front. Two radiators.



Kitchen 8'9" x 17'7" (2.68m x 5.38m)



Window to rear. French doors to side. Matching range of base and eye level units with marble design worksurfaces over. Stainless steel sink unit with drainer and mixer tap. Electric hob with

extractor over. LEG eye level oven and grill. Space for fridge freezer. Space and plumbing for dishwasher. Boiler. Radiator. Wood effect flooring. Built in double door larder with shelving and wine rack.



Sun Room 16'8" x 10'1" (5.09m x 3.08m)



PVC construction with windows to front and double doors with glazed side panels to rear. Door leading to garage.



Bedroom 1 11'5" x 11'9" (3.48m x 3.59m)



Window to side. Radiator. Wash hand basin set in vanity unit.



En-suite



Window to side. Two piece suite comprising of a shower cubicle. Toilet. Panelled walls. Heated towel rail.

Bedroom 3 8'5" x 8'9" (2.57m x 2.68m)



Window to front. Radiator.

Shower Room 11'3" x 5'1" (3.45m x 1.57m)



Window. Three piece suite comprising of a tiled shower cubicle. Wash hand basin set in vanity unit. Toilet. Panelled walls and ceiling. Radiator.

Bedroom 2 11'8" x 8'8" (3.58m x 2.65m)



Window to front. Radiator.



Outside



The front of the property has a driveway providing off road parking and leads to the double garage. The front garden has a variety of shrubs borders. The rear garden is enclosed by timber fencing. Patio area. Artificial turf. Raised brick built area with shrubs. Gravel area with timber shed. The side garden is enclosed by timber fencing. Pathway leading around the property. Artificial lawn. Gated access to the front. Timber decking area. Timber shed. Greenhouse



Double Garage 17'5" x 17'7" (5.33m x 5.36m)

Electric door to front and up and over door to front. Windows and door to rear. Power and light connected. Partially converted to include a utility area (2.20m x 1.82m) with worktop space with sink unit and work surfaces. Space and plumbing for washing machine and tumble dryer.

Property Postcode

For location purposes the postcode of this property is: PE12 6AY

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: Green Business Electricity

Solar Panels: Yes. Leased. Term: 25 years and 3 months from and including 18 March 2012.

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 Double 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: B87

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.

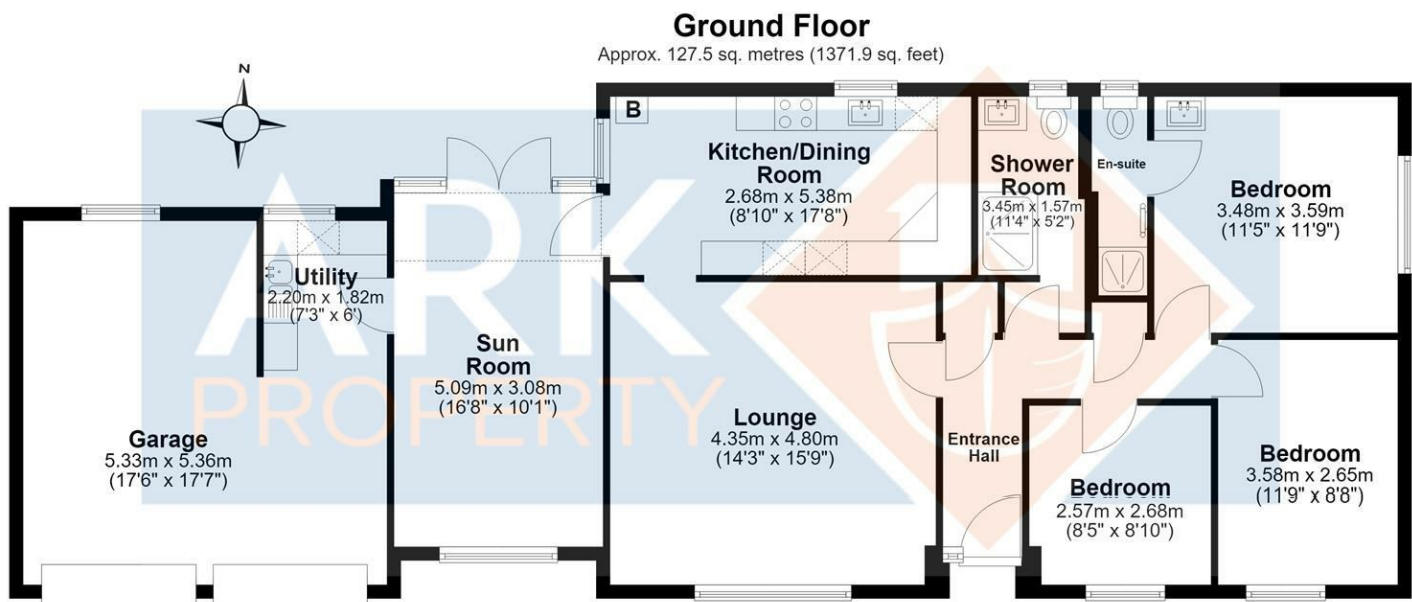
We have strong relationships with a panel of

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.

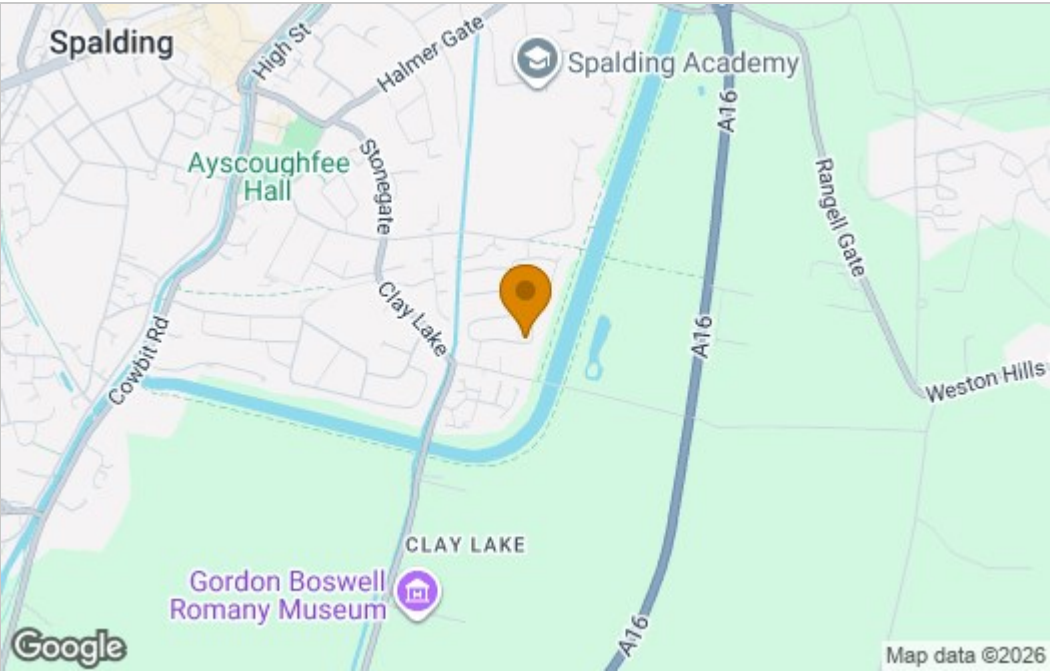
Floor Plan



Total area: approx. 127.5 sq. metres (1371.9 sq. feet)

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

Area Map



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Energy Efficiency Graph

