ARK PROPERTY









12 Bath Lane, Spalding, PE11 1XP

£375,000

- Spacious three-bedroom detached bungalow.
- Perfect Town Location – just a short walk from the town centre and local amenities.
- Three Good-Sized Bedrooms – offering excellent flexibility and space.
- Detached Bungalow – ideal for those looking for convenient single-level living.
- Two Separate Garden Areas – providing plenty of outdoor space.
- Double Garage – excellent storage and parking options.
- River Nearby – situated at the end of the road, perfect for relaxing walks.
- River Taxi Access – enjoy the option of travelling by river taxi to Springfields.
- Excellent Potential – a fantastic opportunity to make this spacious bungalow your own.
- No Forward Chain – offering a smoother and more straightforward purchase.

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Three-Bedroom Detached Bungalow with Double Garage
Bungalows of this size and location rarely come to the market. Situated on Bath Lane, within a short walk of the town centre and local amenities, this spacious three-bedroom detached bungalow offers excellent accommodation both inside and out.
The property features three good-sized bedrooms, generous living space and two separate garden areas, complemented by a double garage.
Offered with no forward chain, this is a fantastic opportunity for those looking for single-level living in a convenient town-centre location.
Properties like this don't come along often – book your viewing today!

Entrance Hall 11'3" x 9'1" (3.44m x 2.79m)



Entrance door to front. Coving to textured ceiling. Loft access. Airing cupboard housing hot water cylinder.

Kitchen 11'8" x 9'5" (3.57m x 2.88m)



PVC double glazed window to front. Coving to textured ceiling. Matching range of fitted base and eye level units with roll edged work surfaces. Sink unit with drainer and mixer tap. Built in electric double oven. Induction hob with concealed cooker hood. Built in fridge. Partially tiled walls. Radiator.



Utility Room 11'8" x 5'0" (3.57m x 1.53m)



PVC double glazed window and door to side. Wall mounted gas fired central heating boiler. Stainless steel sink unit with drainer. Worktop with store cupboard beneath. Space and plumbing for washing machine. Space for dishwasher. Space for tumble dryer. Radiator.

Lounge/Diner 22'11" x 14'11" (7.00m x 4.55m)



PVC double glazed window to side. French doors opening to garden. French doors opening to conservatory. Feature fireplace with surround and gas fire. 2 radiators.



Conservatory 12'4" x 13'8" (3.76m x 4.18m)



Of brick and PVC construction with pitched tiled roof with vaulted ceiling. PVC double glazed French doors. Radiator.

Bedroom 1 11'8" x 11'8" (3.58m x 3.57m)



PVC double glazed window to front. Coving to

textured ceiling. Fitted bedroom furniture comprising triple wardrobe with sliding doors and twin hanging rails, bedside cabinets, shelving, over bed storage cabinets, matching 6 drawer chest. Radiator.



En-suite 6'2" x 5'2" (1.89m x 1.60m)



PVC double glazed window to front. Recessed spot lights. Corner shower cubicle with shower over. Close coupled toilet with push button flush. Wash hand basin set in vanity unit with built in storage. Fully tiled walls. Heated radiator/towel rail.

Bedroom 2 10'10" x 9'9" (3.31m x 2.99m)



PVC double glazed window to rear. Coving to textured ceiling. Radiator.

Bedroom 3 9'0" x 8'7" (2.75m x 2.62m)



PVC window to rear. Coving to textured ceiling. Radiator. Built in storage cupboards.

Bathroom 6'9" x 7'11" (2.07m x 2.43m)



PVC double glazed window to rear. Recessed spot lights. Three piece suite comprising panelled bath with mixer tap. Toilet with concealed cistern and push button flush. Wash hand basin set in vanity unit with built in storage. Tiled flooring. Heated radiator/towel rail. Extractor fan.

Outside



There is a block paved driveway leading to the double garage. Decorative brick wall and wrought iron railings with gate leading to the garden. Pathway leading to the front door.
The rear garden has a patio area with raised border. Outside power socket. Outside cold water tap. Gravelled area. Greenhouse.





Double Garage 18'11" x 18'5" (5.77m x 5.62m)



Twin up and over vehicular doors. Pedestrian door. Power and light connected.



Property Postcode

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

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: D
Annual charge: No
Property construction: Brick built
Electricity supply: Octopus Energy
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 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: 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.

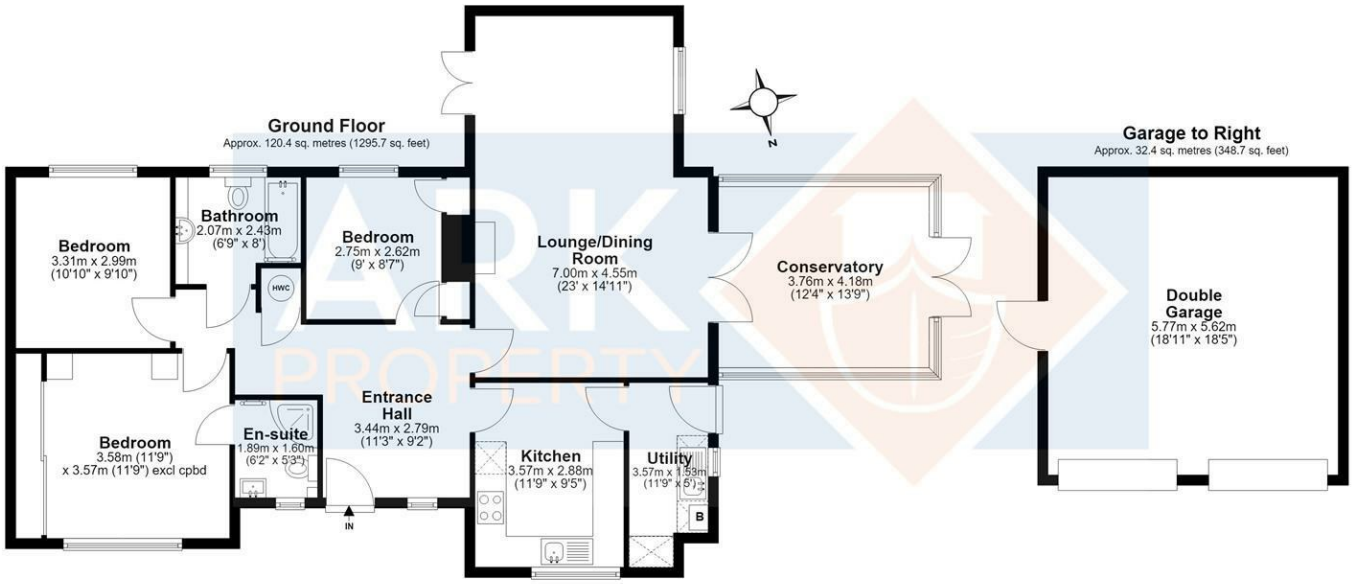
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive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



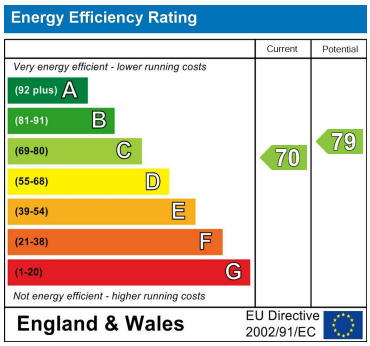
Total area: approx. 152.8 sq. metres (1644.4 sq. feet)

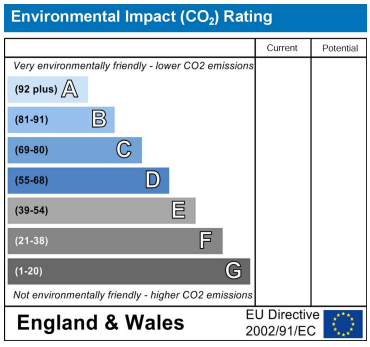
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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