ARK PROPERTY

12 Fairfields, Holbeach, PE12 7JE

£225,000

- Detached two bedroom bungalow
- Cul-de-sac location in Holbeach
- Offered for sale with no onward chain
- Kitchen/diner with separate utility room
- Driveway and single garage providing ample parking
- Enclosed rear garden with decking and summer house

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6 New Road, Spalding, Lincolnshire PE11 1DQ

A well-presented detached two bedroom bungalow, pleasantly situated within a cul-de-sac in Holbeach and offered for sale with no onward chain.

The accommodation comprises an entrance hall, spacious lounge, kitchen/diner, separate utility room, shower room, two bedrooms and a family bathroom.

Outside, the property benefits from a driveway providing off-road parking, a single garage and an enclosed rear garden featuring a decked seating area and summer house.

An ideal opportunity for those seeking a peaceful, manageable home in a popular Holbeach location.

Entrance Hall

PVC double glazed door to front. Radiator. Laminate flooring. Coving to ceiling. Access to loft space. Built in airing cupboard housing hot water cylinder with shelving.

Lounge 13'10" x 12'8" (4.22m x 3.88m)

PVC double glazed bay window to front. Feature electric fire. Radiator.

Kitchen 12'11" x 12'4" (3.95m x 3.78m)

PVC double glazed window to rear. Coving to ceiling. Fitted with a matching range of base and eye level units with worktop space over. Stainless steel sink unit with drainer and mixer tap. Tiled splash back. Space for fridge/freezer. Space and plumbing for washing machine. Built in oven and grill. Four ring ceramic hob. Radiator. Laminate flooring.

Utility Room 6'5" x 6'11" (1.96m x 2.11m)

PVC double glazed window to rear and door to side. Coving to ceiling. Fitted with base units with worktop space. Space and plumbing for washing machine. Space for tumble drier. Radiator.

Shower Room

PVC double glazed window to side. Coving to textured ceiling. Fitted with a piece three suite comprising shower cubicle with electric shower and glass screen. Wash hand basin with vanity unit. Partially tiled walls. Close coupled toilet. Extractor fan. Laminate flooring.

Bedroom 1 10'8" x 11'8" (3.26m x 3.58m)

PVC double glazed window to front. Coving to ceiling. Radiator.

Bedroom 2 10'9" x 9'1" (3.28m x 2.78m)

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

Bathroom

PVC double glazed window to rear. Coving to ceiling. Fitted with three piece suite comprising panelled bath. Pedestal wash hand basin. Close coupled toilet. Partially tiled walls. Wall mounted mirror. Shaver point. Laminate flooring.

Outside

The front of the property has a driveway leading to the single garage. Lawn area.
The rear garden is enclosed by timber fencing. Lawn area. Patio area. Timber decking area. Summer house.

Garage 15'10" x 8'9" (4.83m x 2.69m)

Up and over vehicular door to front. Power and light connected.

Property Postcode

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

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: Not known
Property construction: Brick built
Electricity supply: Not known
Solar Panels: Not known
Other electricity sources: Not known
Water supply: Not known
Sewerage: Not known
Heating: Not known
Heating features: Not known
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: Not known
Restrictions: Not known
Public right of way: Not known
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: Not known
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: Not known
Coalfield or mining area: Not known
Energy Performance rating: C69

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

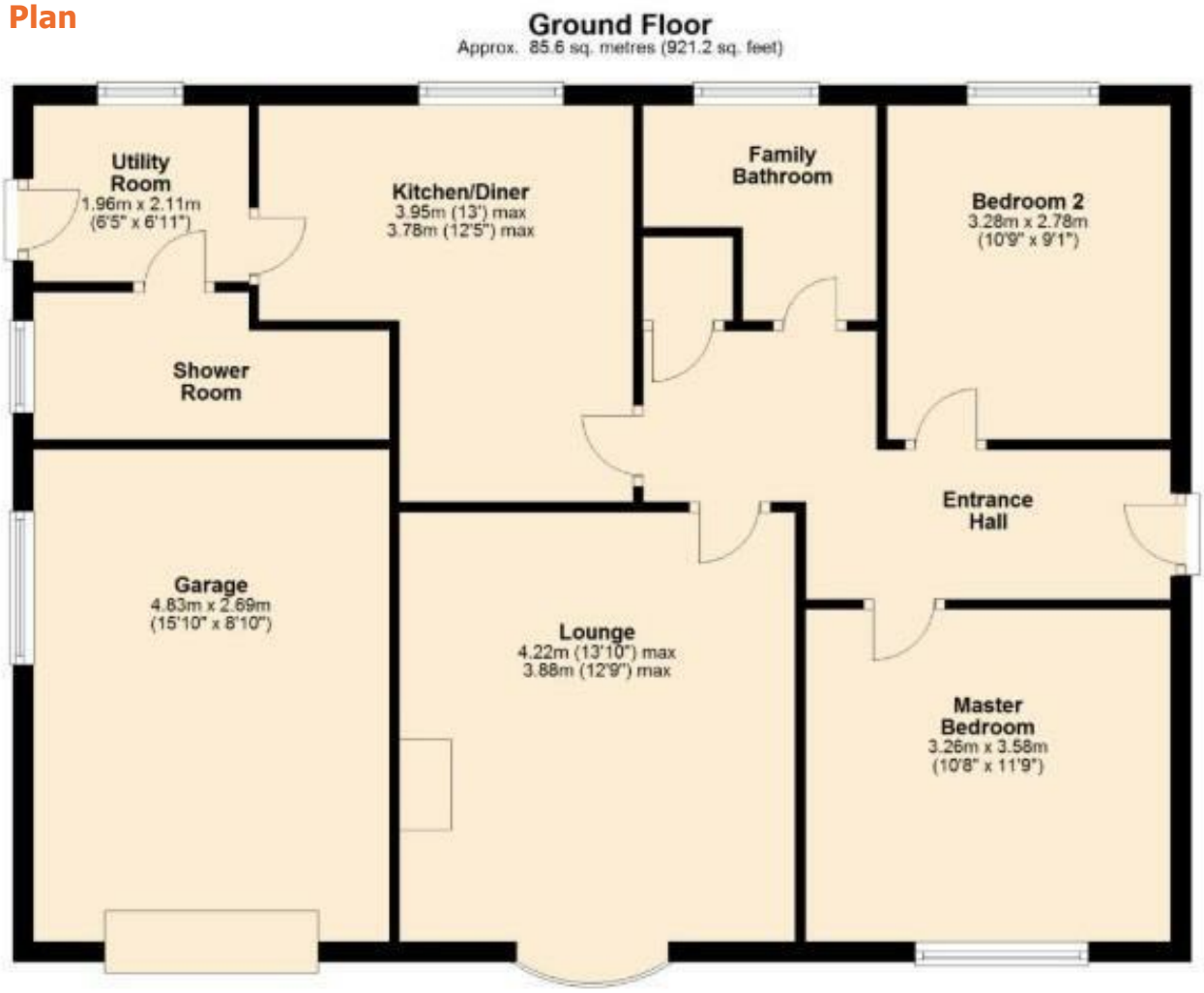
We can also offer full Financial and Solicitor services.

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.

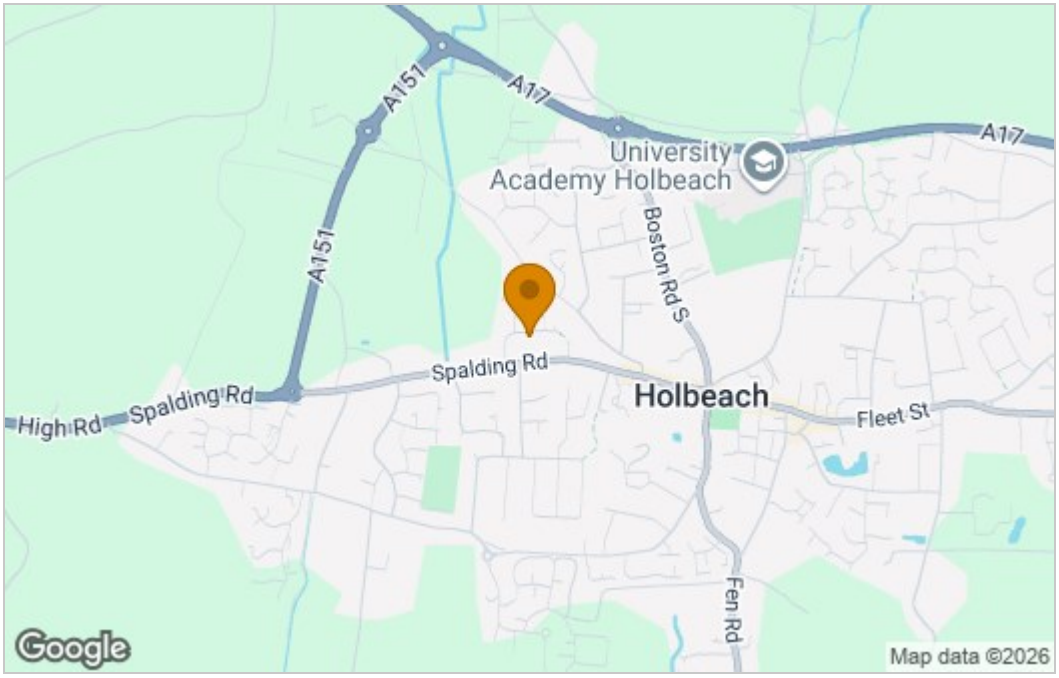
Disclaimer

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.

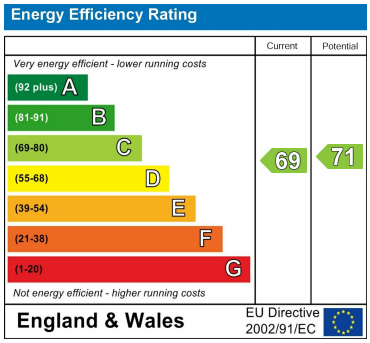
Floor Plan

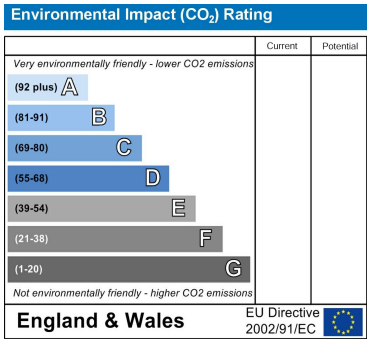


Area Map



Energy Efficiency Graph





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