ARK PROPERTY









24 Fen End Lane, Spalding, PE12 6AD

£234,995

- Fully refurbished three-bedroom semi-detached bungalow
- Desirable edge of town location on Fen End Lane
- Well-presented accommodation including kitchen/dining room and conservatory
- Contemporary shower room and three bedrooms
- Ample off-road parking and generous rear garden, to be newly turfed
- Offered for sale with no onward chain — viewing highly recommended

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

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

A fully refurbished three-bedroom semi-detached bungalow occupying an attractive edge of town position and offered for sale with no onward chain.

The property has undergone a comprehensive refurbishment and offers well-presented, ready-to-move-into accommodation comprising an entrance hall, spacious lounge, modern kitchen/dining room with access to a conservatory, three bedrooms and a contemporary shower room.

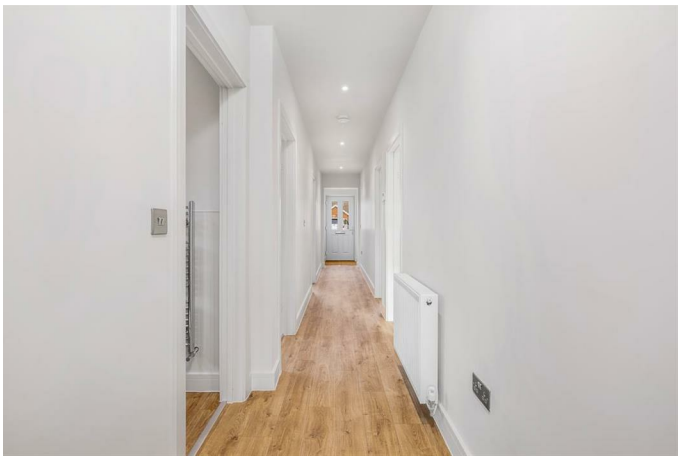
Outside, there is ample off-road parking to the front, while the generous rear garden provides excellent outdoor space and will be newly turfed prior to completion.

Situated on Fen End Lane, the bungalow combines a peaceful edge of town setting with convenient access to Spalding and its range of amenities. Viewing is highly recommended. Contact Ark to arrange your appointment.

Entrance Porch

Composite glazed entrance door. PVC double glazed window to side. Skimmed ceiling. Mat well. Opening to entrance hall.

Entrance Hall



Skimmed ceiling. Recessed spot lights. Hard wired smoke alarm. Vinyl flooring. Radiator.

Lounge 13'10" x 10'5" (4.24m x 3.18m)

PVC double glazed window to front. Skimmed ceiling. Radiator. Inset electric fire.



Kitchen 9'10" x 11'11" (3.02m x 3.65m)



PVC double glazed window to rear. Skimmed ceiling. Recessed spot lights. Vinyl flooring. Vertical column radiator. Fitted with a matching range of base and full height units with quartz work surfaces, matching upstand, windowsill and tiled splash back. Base and eye level units with built in storage solutions, integrated double bin, double butlers pantry unit with shelving and drawers, corner pull out shelves. Four ring Bosch induction hob. Stainless steel Bosch extractor hood over. Integrated Bosch electric oven and grill under. Stainless steel sink with chrome mixer tap over. Integrated AEG dishwasher. Integrated fridge/freezer. Space and plumbing for washing machine. Opening to dining room.



Dining Room 7'9" x 11'5" (2.37m x 3.49m)



Composite glazed door to front. Skimmed ceiling. Recessed spot lights. Vinyl flooring. Radiator. Opening to conservatory.

Conservatory 7'7" x 9'4" (2.32m x 2.86m)



PVC double glazed construction with poly carbonate roof. Vinyl flooring. Vertical column radiator.

Bedroom 1 11'11" x 10'4" (3.64m x 3.17m)



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

Bedroom 2 9'11" x 8'5" (3.04m x 2.59m)



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

Bedroom 3 8'5" x 8'11" (2.59m x 2.72m)



PVC double glazed window to side. Skimmed ceiling. Radiator.

Shower Room 7'0" x 8'0" (2.15m x 2.45m)



PVC double glazed window to side. Skimmed ceiling. Recessed spot lights. Extractor fan. Loft access. Half height wall panelling. Vinyl flooring. Chrome heated towel rail. Oversized shower enclosure with glass sliding door and thermostatic bar shower, rainfall head and hand held attachment. Close coupled toilet with push button flush. Wash hand basin with chrome mixer tap set in vanity unit with built in storage, quartz top (matching window sill). Wall mounted illuminated mirror. Shaver point.

Outside



The front of the property has a gravel driveway providing off road parking leading to the single garage.
The rear garden is enclosed by timber fencing. Timber decking area. Outside light. Double power point. Outside tap. The vendor has agreed to provide turf to the rear garden prior to completion.



Garage 14'0" x 8'0" (4.29m x 2.44m)

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

Property Postcode

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

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Additional Information
Newly installed central heating with a new gas combi boiler (located in the garage) Gas safety cert available.
Newly re-wired and new fuse box installed (certificate available).
Refitted solid oak doors throughout.
New carpets & vinyl flooring fitted by Fenland Carpets in Spalding.
Newly installed decking with steps down to the garden.
New fencing to front and rear.
New flat roof above dining space (guarantee provided).
All light fittings and electric stove will be left.
Rear garden will be turfed prior to completion.

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: A
Property construction: Brick and tiled roof
Electricity supply: Scottish Power
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas central heating
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 - 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: E

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.











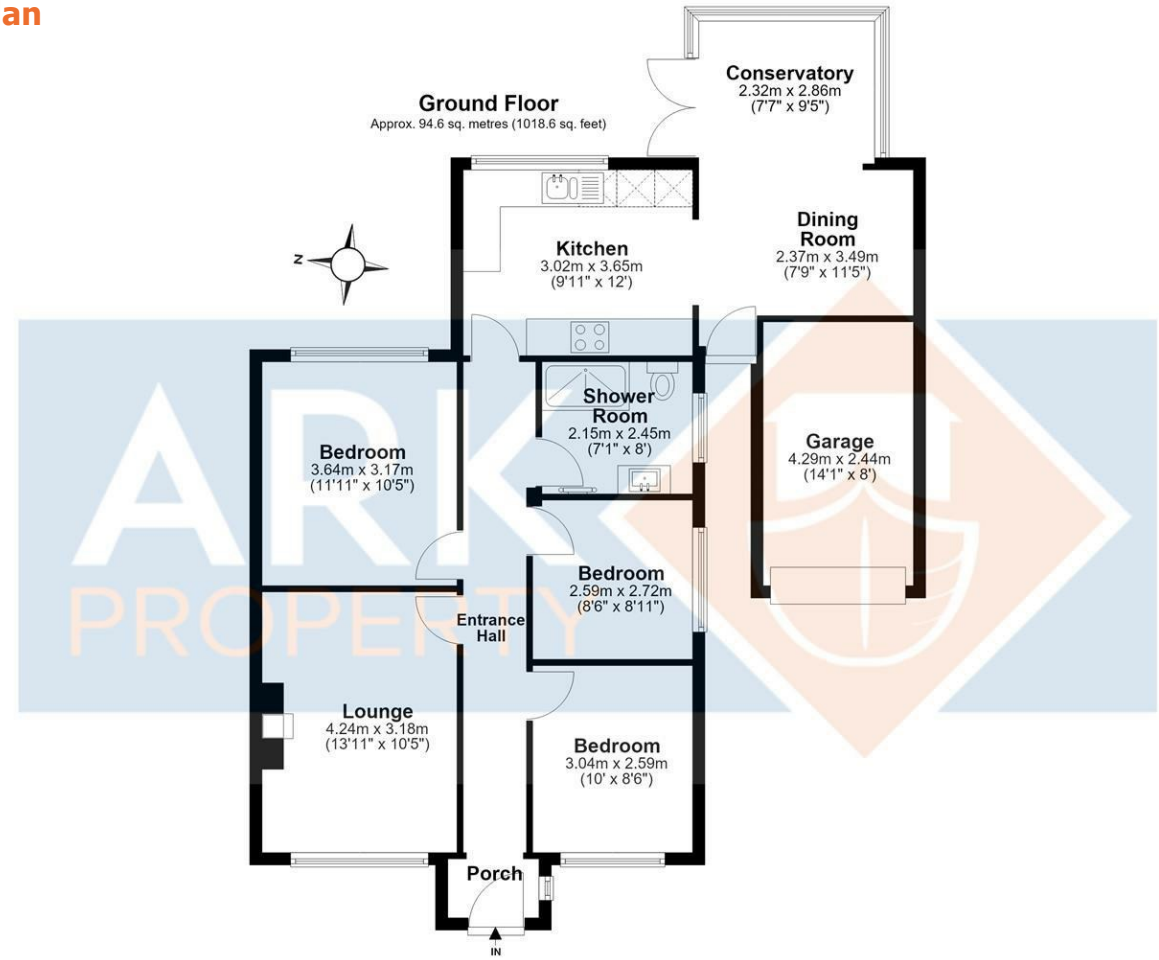








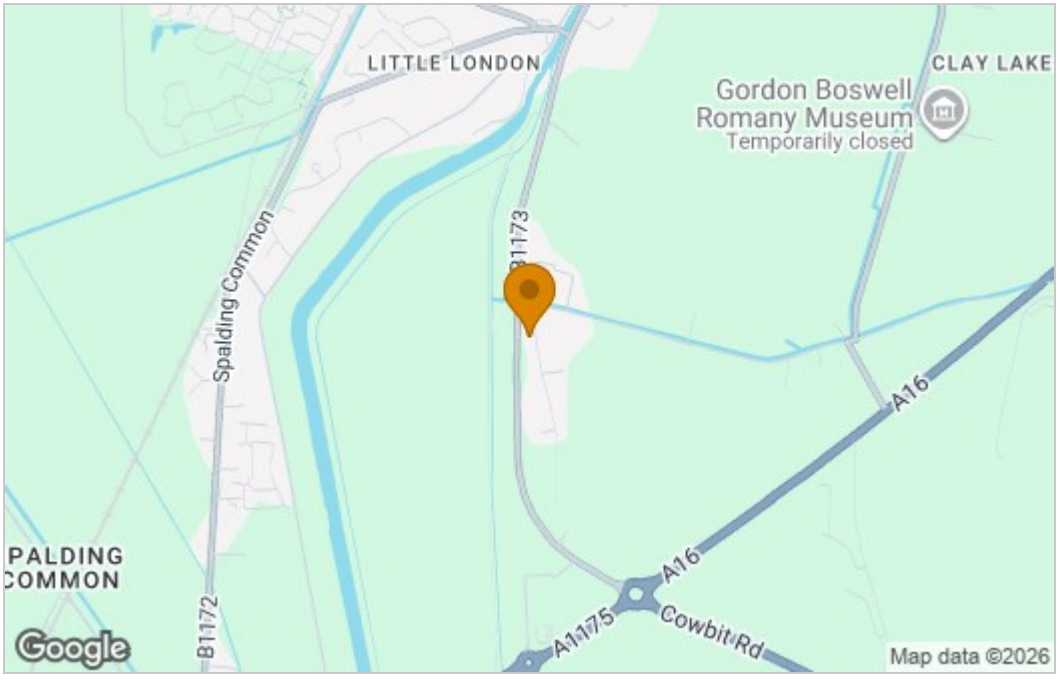
Floor Plan



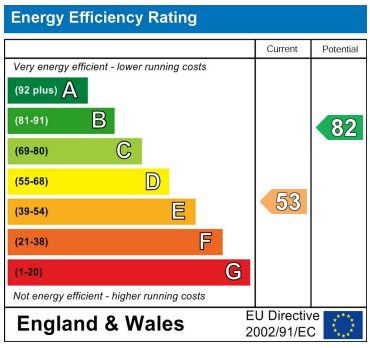
Total area: approx. 94.6 sq. metres (1018.6 sq. feet)

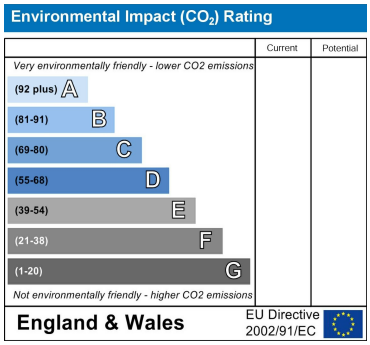
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

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