

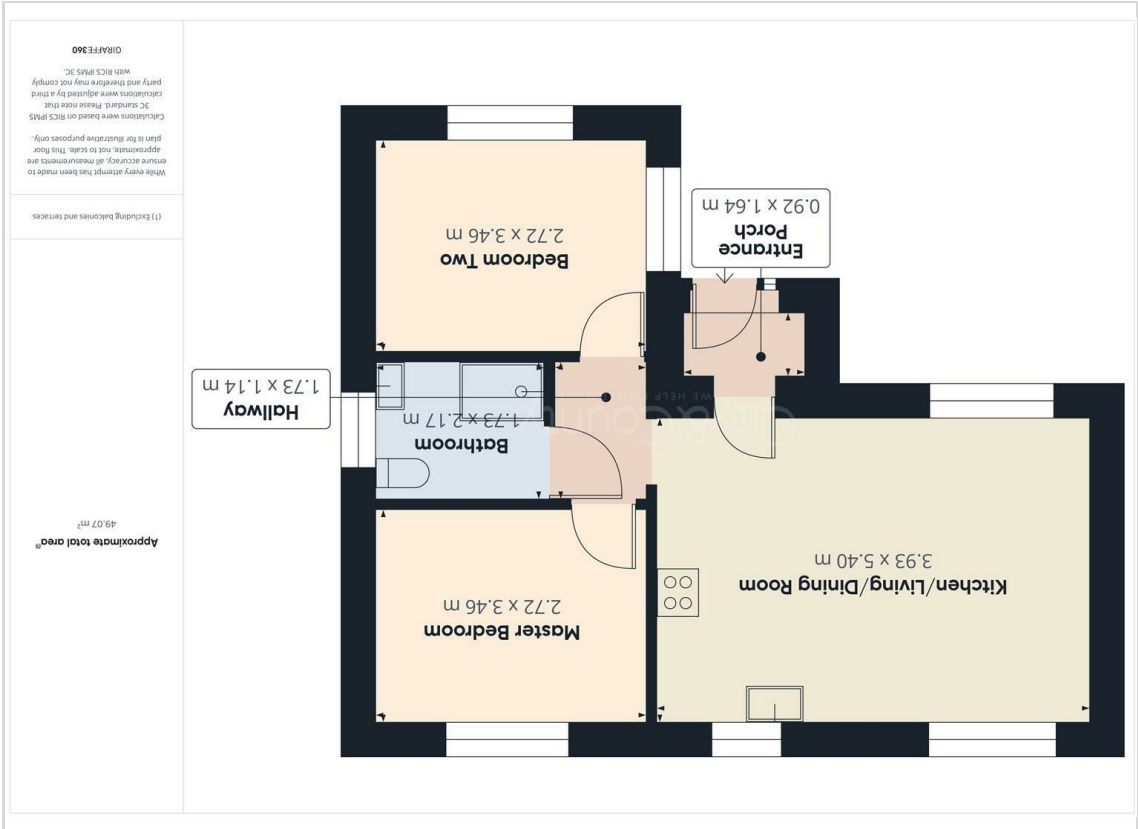


Spalding Common
Spalding, PE11 3AU

Offers In Excess Of £200,000 - Freehold , Tax Band - New Build



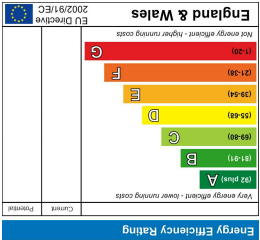
Floor Plan



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer
Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be

Spalding Common

Spalding, PE11 3AU

Nestled in the tranquil Spalding Common, this superbly presented, brand new detached bungalow offers a delightful living experience. With its modern design and thoughtful layout, this property is perfect for those seeking comfort and convenience.

Upon entering, you are welcomed by an inviting entrance porch that leads into an open plan kitchen and living area. The kitchen is fitted with a stylish range of base and eye-level units, complete with a modern electric oven, hob, and extractor fan. The wall-mounted gas combination boiler ensures efficient heating, complemented by underfloor heating throughout, providing a warm and cosy atmosphere. The luxury vinyl flooring adds a touch of elegance to the space. This charming bungalow features two generously sized double bedrooms, both fully carpeted for added comfort. The modern shower room boasts a luxurious three-piece suite, perfect for relaxation after a long day. Outside, the property is equally impressive. A gravel driveway provides ample parking for two vehicles, ensuring convenience for you and your guests. Additionally, a small side garden presents an excellent opportunity for creating a lovely patio area, ideal for outdoor entertaining or simply enjoying the fresh air. Located close to local shops, services, and amenities, this bungalow is perfectly positioned for easy access to everything you need. With no forward chain, this property is ready for you to move in and make it your own. Don't miss the chance to own this delightful home in a sought-after location.

Entrance Porch

3'0" x 5'4"

Kitchen/Living/Dining Room

12'10" x 17'8"

Hallway

5'8" x 3'8"

Master Bedroom

8'11" x 11'4"

Bathroom

5'8" x 7'1"

Bedroom Two

8'11" x 11'4"

EPC - Awaiting

Tenure - Freehold



IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Septic Tank
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 60Mbps
Mobile Coverage: EE - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL