



11 Angelica Drive, Spalding, PE11 3GB

£365,000

This thoughtfully designed detached bungalow boasts three bedrooms, including an entrance porch, a spacious hallway, and a seamlessly connected living room leading into the dining area. Bright and airy conservatory, a kitchen breakfast area, shower room, and three bedrooms, with the master featuring its own en-suite. The low maintenance rear garden, primarily paved and gravelled, is enclosed, while the front offers generous off-road parking and easy access to the single garage. A viewing is highly advised, call the office today to get your viewing booked in!

Entrance Porch 10'5" x 3'5" (3.18 x 1.05)

Upvc and brick constructed porch. Door to side aspect. Tiled flooring.

Entrance Hall

Carpeted. Radiator. Loft access. Storage cupboard.

Lounge 19'11" x 12'11" (6.08 x 3.94)



Upvc bay fronted window and Upvc window to side. Sliding patio doors to rear. Radiators. Electric fire. Carpeted. Wrap around opening to dining room.

Dining Room 12'11" x 9'8" (3.95 x 2.97)



Radiator and Carpeted.

Kitchen Breakfast Room 13'10" x 11'4" (4.24 x 3.46)



Upvc window to rear aspect. Base and wall units

with worksurface over. Part tiled splashback wall. Stainless steel sink with drainer. Built in oven with hob and extractor over. Tiled flooring. Radiator. Plumbing and space for washing machine. Space for freestanding fridge freezer.

Conservatory 19'10" x 13'1" (6.06 x 4.00)



Upvc and brick constructed conservatory. Electric heaters. Tiled flooring. Fan light. Door to side and double doors opening out to rear garden.

Bedroom One 12'11" x 12'7" (3.95 x 3.85)



Upvc window to front aspect. Carpeted. Radiator. Television point.

En-Suite 10'7" x 3'3" (3.25 x 1.00)



Upvc window to side aspect. Tiled flooring. Wash hand basin. Toilet. Shower cubicle. Radiator. Extractor fan. Part tiled walls.

Bedroom Two 12'11" x 10'5" (3.95 x 3.20)



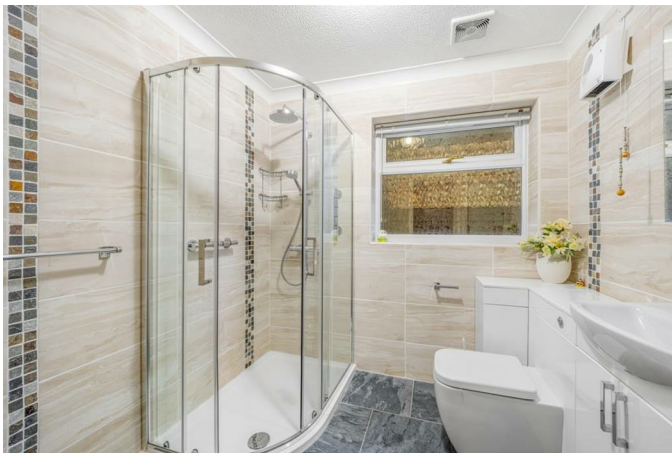
Upvc window to front aspect. Built in wardrobes with sliding door. Radiator. Carpeted.

Bedroom Three 9'10" x 10'11" (3.00 x 3.34)



Upvc window to rear aspect. Radiator. Carpeted.

Shower Room 7'4" x 7'3" (2.24 x 2.21)



Upvc window to side aspect. Fully tiled walls and floor. Corner shower cubicle with shower over. Heated towel rail. Wash hand basin. Toilet. Extractor fan.

Garage 18'0" x 8'10" (5.50 x 2.71)

Side door. Window to rear. Power and lighting. Electric roller door.

Front Garden

Good sized driveway being gravelled and paved which provides ample off road parking and vehicular access to the single garage.

Rear Garden

Enclosed and low maintenance rear garden being landscaped and gravelled. Stepping stone pathway leading to the summerhouse. Large patio area ideal for seating and entertaining. Raised flower beds.

Property Postcode

For location purposes the postcode of this property is: PE11 3GB

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: D

PLEASE NOTE:

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

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.

We can also offer full Financial and Solicitor

services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

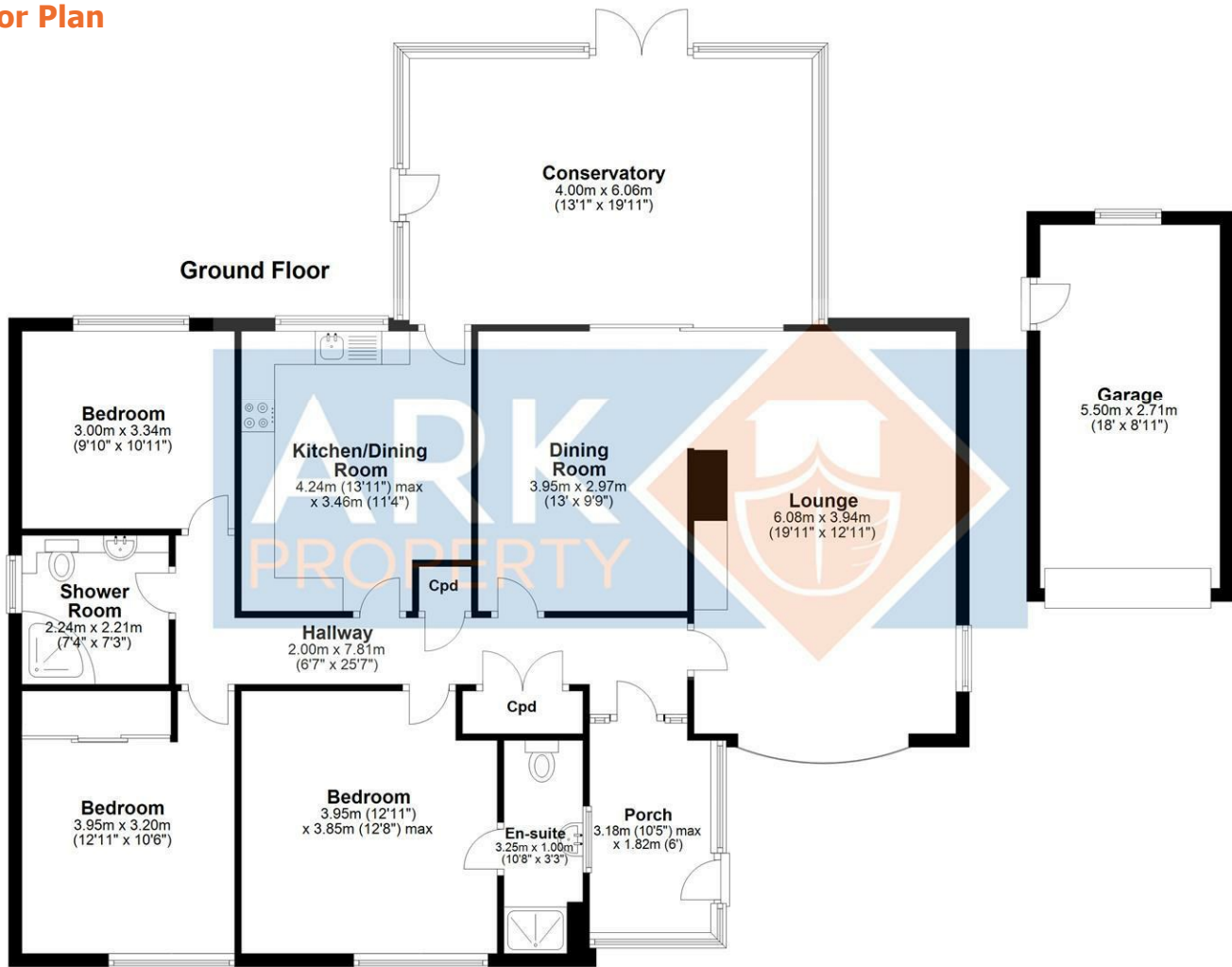
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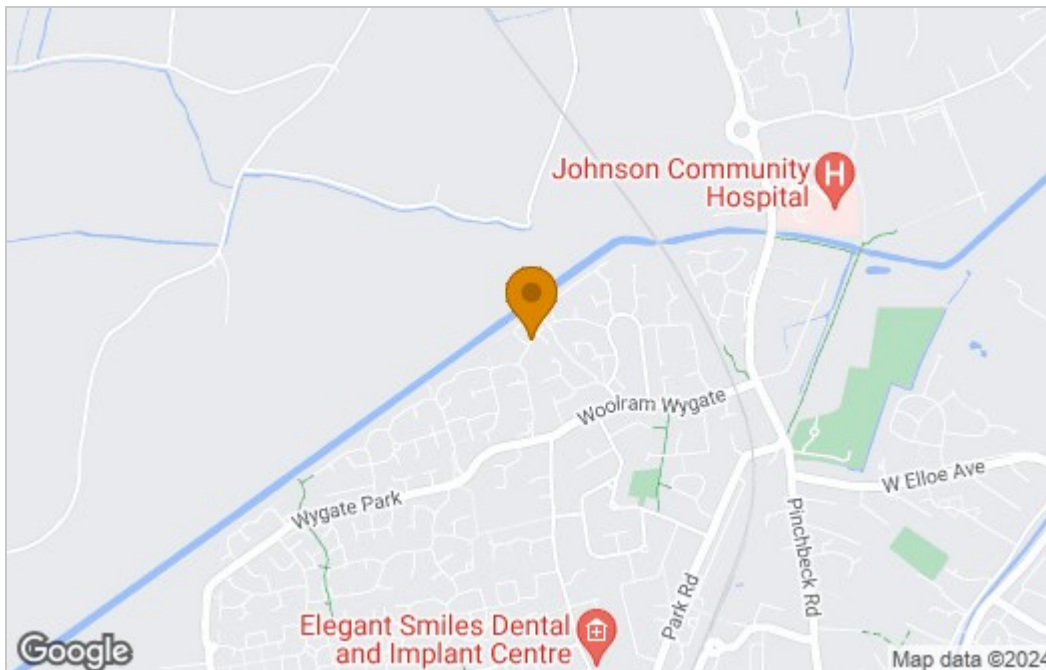
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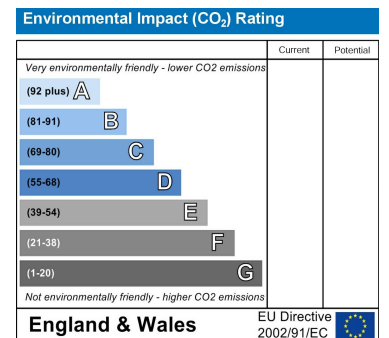
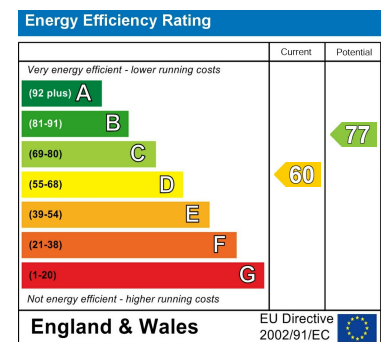
Floor Plan



Area Map



Energy Efficiency Graph



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