NORTH ELEVATION

Tidswell Bungalow

Plot, Burr Lane, Spalding, PE12 6AZ

£110,000

Prime Building Plot on the Edge of Spalding

Nestled on the tranquil outskirts of Spalding, this exceptional building plot offers a rare opportunity to craft your dream home amongst some of Spalding's fantastic open fields and river walks. This idyllic location provides the perfect canvas for creating your own slice of paradise. Contact Ark for more information.

Entrance Hall 13'6" x 6'6" (4.12m x 2.00m)

Utility Room 5'10" x 6'6" (1.80m x 2.00m)

Lounge 12'1" x 13'6" (3.69m x 4.12m)

Lobby

NORTH ELEVATION

Kitchen Family Room 24'8" x 17'7" (7.54m x 5.38m)

WC 6'6", x 3'8" (2.00, x 1.12m)

EAST ELEVATION

Landing 3'3" x 15'7" (1.00m x 4.75m)

SOUTH ELEVATION

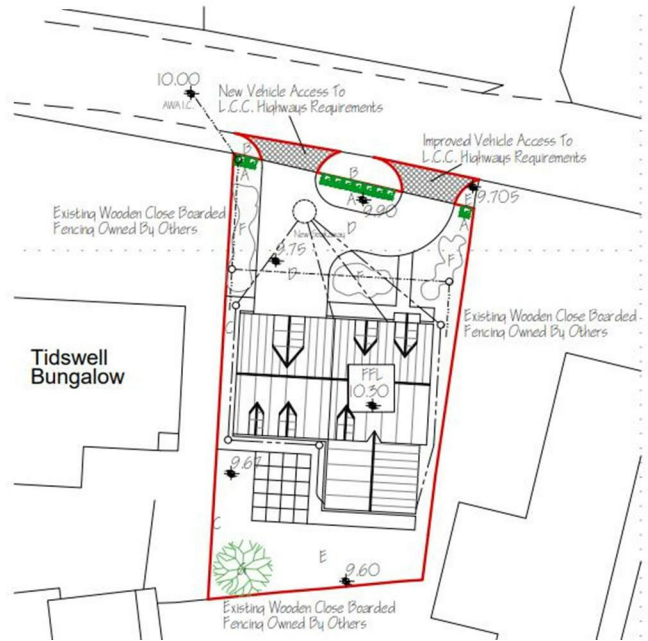**Bedroom One 19'3" x 13'6" (5.88m x 4.12m)**

WEST ELEVATION

Dressing Room 11'1" x 9'11" (3.38m x 3.04m)

Ensuite 7'10" x 9'11" (2.40m x 3.04m)

Bedroom Two 15'7" x 9'10" (4.75m x 3.02m)

Bedroom Three 10'11" x 9'11" (3.34m x 3.04m)

Bathroom 7'8" x 9'11" (2.35m x 3.04m)

Outside

The property can be found on Burr Lane, just off the B1173 with easy access to the a16 and Peterborough. The site measures approximately 0.1 acre (subject to survey). The landscaping, fencing and tree planting scheme includes mixed hedging of Hawthorn, Beech, Blackthorn and Buckthorn with shrubs comprising Spindle, Mexican Orange Blossom, Zebra Plant, Foxtail Fern and Flowering Cherry.

Materials Schedule

Walls: Vandersanden Old Cottage Mix
Roof: Sandtoft Calderdale Tile - Grey
Windows - UPVC - Cream
Rainwater Goods: Black

Additional Information

TENURE: Freehold with vacant possession on completion.
EPC RATING: TBC.
COUNCIL TAX BAND: Not yet banded
HEATING: TBC
DRAINAGE: TBC
SOUTH HOLLAND PLANNING REF: H16-1051-22

PLEASE NOTE:
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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 referal fee for any recommended client service used.

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.

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.
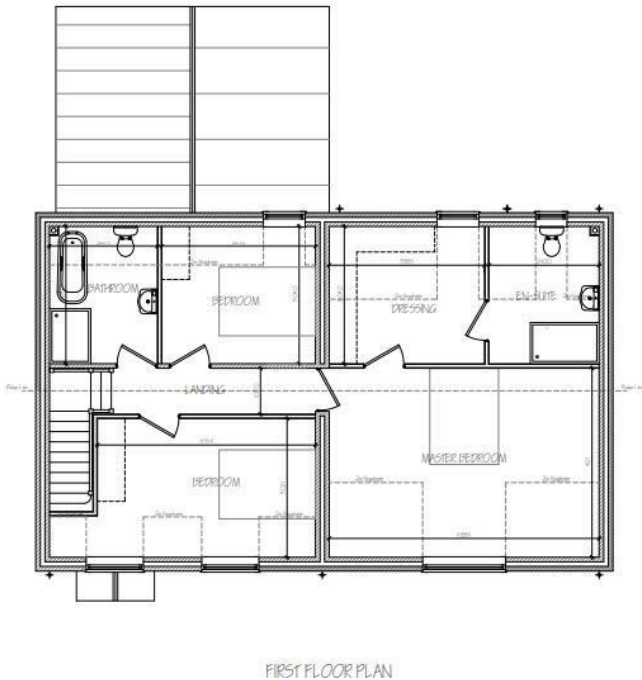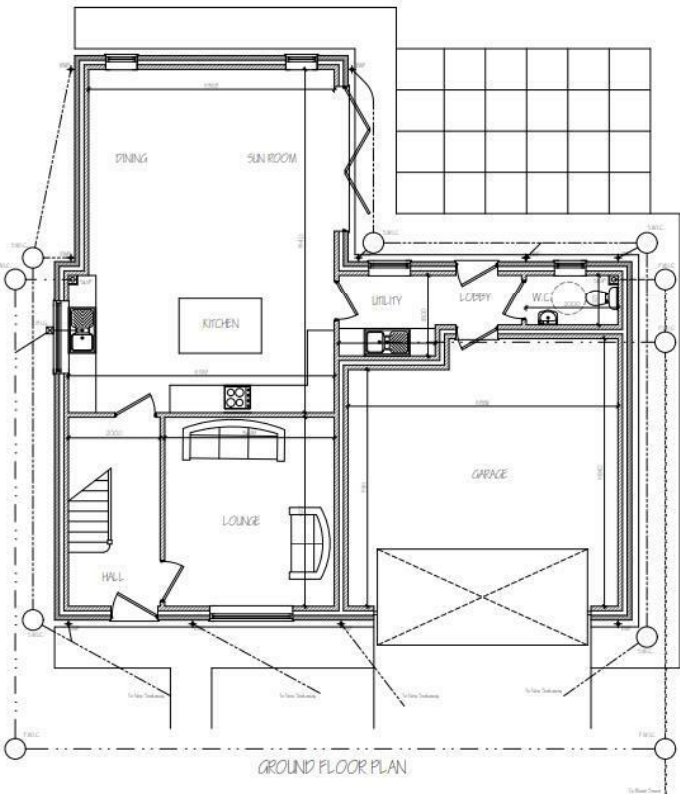
Property Postcode

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

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.

Floor Plan

GROUND FLOOR PLAN

DINING | SUN ROOM
KITCHEN
UTILITY | LOBBY | W.C.
GARAGE
LOUNGE
HALL

FIRST FLOOR PLAN

BATHROOM | BEDROOM | DRESSING | EN-SUITE
LANDING
BEDROOM | MASTER BEDROOM

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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