



## **6 Farrier Way, Spalding, PE11 3GG**

**£225,000**

Discover a true gem nestled within a sought after location. This delightful three bedroom detached bungalow awaiting its next fortunate owner. With an enticing price tag, this charming residence is poised to captivate eager buyers. Its desirable location adds to its allure, ensuring it won't linger on the market for long. Don't miss out on the opportunity to make this lovely bungalow your own – schedule your viewing today and seize the chance to embrace a lifestyle of comfort and convenience.



**Entrance Hallway**

Entrance door to side aspect. Entrance matt. Wood effect flooring. Radiator. Loft access. Airing cupboard.

**Living Room 10'6" x 15'1" (3.22 x 4.62)**



Wood effect flooring. Television point. Telephone point. Sliding patio door opening to conservatory. Gas fireplace with surround.

**Conservatory 12'6" x 11'1" (3.82 x 3.38)**



Upvc and brick constructed conservatory. Vinyl flooring. Ceiling fan. Upvc door to side aspect.

**Kitchen 13'10" x 9'10" (4.22 x 3.02)**



Upvc window to rear aspect. Part glazed door to side aspect. Base and wall units with worksurface over. Space and plumbing for washing machine and dishwasher. Integrated cooker with gas hob above and extractor hood over. Part tiled splashback walls. Sink with drainer. Wall mounted boiler. Spot lighting. Integrated fridge freezer.

**Dining Room/Bedroom 8'11" x 10'7" (2.72 x 3.24)**



Currently being used as a dining room. Upvc window to front aspect. Carpeted. Radiator.

**Bedroom 14'7" x 8'11" (4.46 x 2.72)**



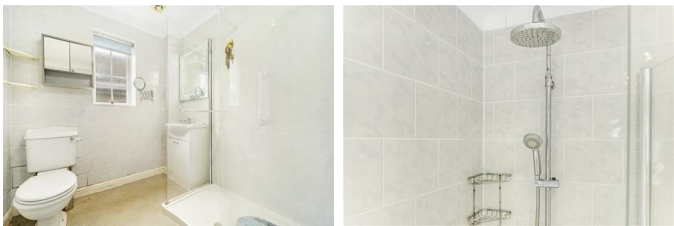
Upvc window to front aspect. Carpeted. Radiator.

**Bedroom 10'8" x 8'9" (3.26 x 2.67)**



Upvc window to front aspect. Carpeted. Radiator.

**Shower Room 6'7" x 6'11" (2.01 x 2.11)**



Upvc window to side aspect. Double shower cubicle. Wash hand basin. Toilet. Tiled flooring. Tiled walls. Heated towel rail. Extractor fan.

**Garage 19'8" x 8'4" (6.01 x 2.56)**



Power and lighting. Up and over door to front.

**Front Garden**

Tarmac driveway offering off road parking for two vehicles. Gravelled area and path to the side gate and entrance door.

**Rear Garden**



Low maintenance enclosed rear garden, mainly being gravelled with paved area ideal for seating and entertaining.

**Property Postcode**

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

**Additional Information**

PLEASE NOTE:

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

**Verified Material Information**

Tenure: Freehold  
Council tax band: C  
Annual charge: No



Property construction: Brick  
 Electricity supply: British Gas  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Anglian Water  
 Sewerage: Mains Drainage  
 Heating: Gas Central Heating  
 Heating features: None  
 Broadband: As stated by Ofcom, standard, superfast and ultrafast is available in this area.  
 Mobile coverage: As stated by Ofcom, EE, Three and Vodaphone are all limited over Voice and Data inside and outside. However, O2, is limited over Voice but no Data.

Parking: Driveway and Single Garge  
 Building safety issues: None  
 Restrictions: None  
 Public right of way: No  
 Flood risk: Yes  
 Coastal erosion risk: No  
 Japanese Knotweed: No  
 Planning permission: Please check SHDC planning portal.  
 Accessibility and adaptations: No  
 Coalfield or mining area: No  
 Energy Performance rating: D

### 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.

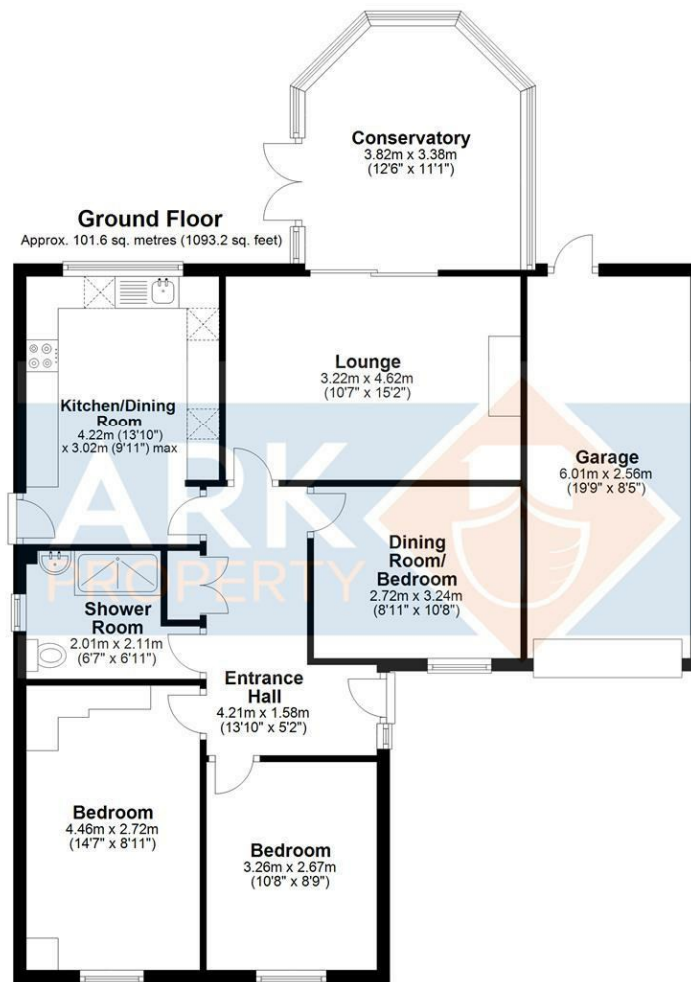
We can also offer full Financial and Solicitor

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

### Disclaimer

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

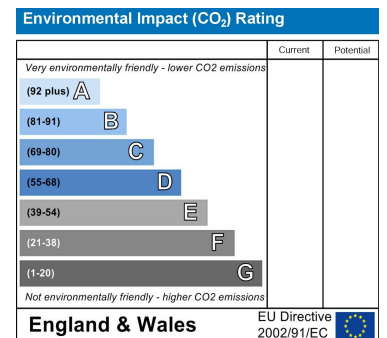
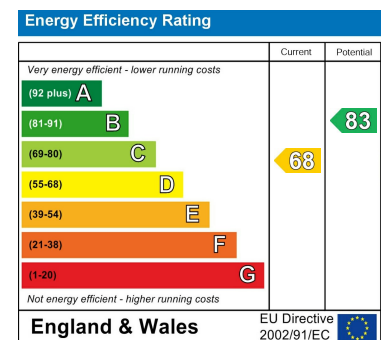


Total area: approx. 101.6 sq. metres (1093.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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