



## **7 Roman Bank, Spalding, PE12 6LG**

**£189,995**

This cozy bungalow in Moulton Seas End offers serene village living with picturesque field views. Although currently set up as a one-bedroom, it can easily be converted back to its original two-bedroom layout with minor alterations. Plus, with ample parking, it's ready to welcome you home. Schedule a viewing today and experience your own slice of village charm!

**Entrance Hallway**



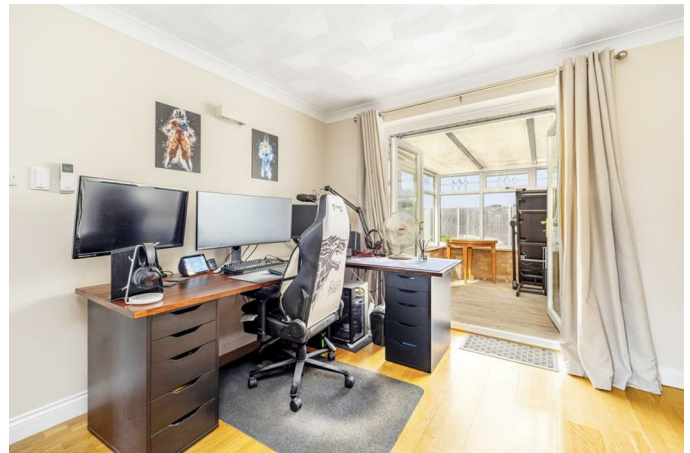
Entrance door to side aspect with glazed side panels. Wood effect flooring. Airing cupboard. Loft access.

**Living Room 11'11" x 11'4" (3.64 x 3.47)**



Upvc window to front aspect. Wood effect flooring. Radiator. Television point.

**Dining Room / Former Bedroom 12'0" x 10'4" (3.68 x 3.17)**



Was originally a bedroom and now has been converted into a dining room leading to the conservatory

**Conservatory 10'1" x 8'3" (3.08 x 2.52)**



Upvc and brick built conservatory.

**Kitchen 12'5" x 10'4" (3.81 x 3.15)**



Upvc window to rear aspect. Base and wall units



with work surface over. Sink with drainer. Integrated electric oven, integrated oven, integrated dishwasher. Tiled walls. Pantry. Vinyl flooring.

**Bedroom 11'4" x 12'0" (3.47 x 3.68)**



Upvc window to front aspect. Carpeted.

**Wet Room 8'11" x 6'11" (2.72 x 2.11)**



Upvc window to rear aspect. Open shower. Toilet. Wash hand basin. Fully tiled walls. Heated towel rail. Extractor fan.

**Car Port**

Offering enclosed shelter for one vehicle and Door to workshop.

**Workshop 19'9" x 8'6" (6.03 x 2.61)**

Power and lighting. Can easily converted back to a garage

**Front Garden**



Large gravelled driveway providing ample off road parking and access for parking under the car port.

**Rear Garden**



Enclosed rear garden with fence panelling. Patio area ideal for seating and entertaining. Lawn. Outside tap.

**Property Postcode**

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

**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: B

Annual charge: None

Property construction: Brick

Electricity supply: TBC

Solar Panels: No

Other electricity sources: None

Water supply: Anglian Water

Sewerage: Mains Drainage

Heating: Air Con unit (electric)

Heating features: None

Broadband: As stated by Ofcom, standard and ultrafast is available in this area.

Mobile coverage: As stated by Ofcom, EE and Three are all likely over Voice and Data inside and outside. However, O2, is likely over Voice but limited to Date and Vodaphone is limited over Voice and Data.

Parking: Driveway and car port  
Building safety issues: None  
Restrictions: None  
Public right of way: None  
Flood risk: Yes  
Coastal erosion risk: No  
Japanese Knotweed: No  
Planning permission: Please check SHDC planning protal.  
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**

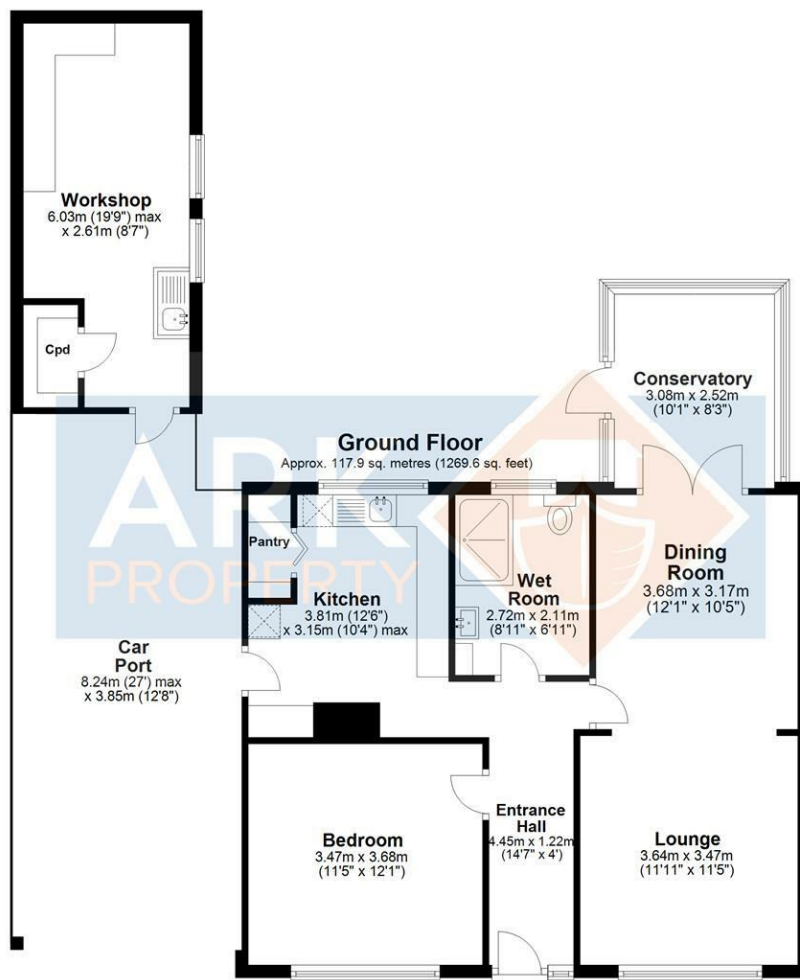
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

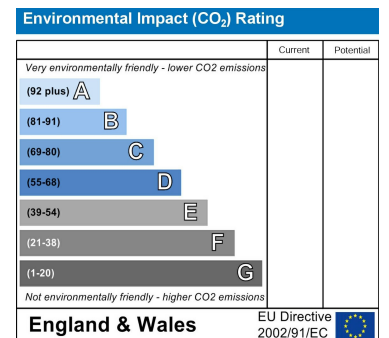
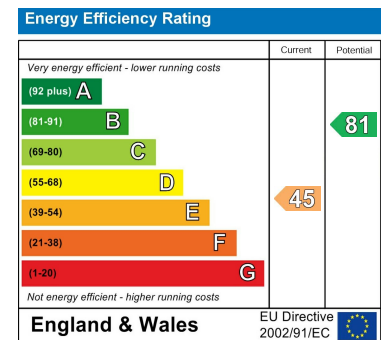


Total area: approx. 117.9 sq. metres (1269.6 sq. feet)

Area Map



Energy Efficiency Graph



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