



12 Doyle Lane, Spalding, PE11 1WU

Guide Price £170,000

Built by the reputable local developer Broadgate, this charming property is perfect for first-time buyers. Well presented throughout, it offers a cozy and inviting atmosphere. The additional benefit of a rear garage enhances its appeal as a sound investment opportunity. Interested? Contact us today!

Kitchen Diner 22'2" x 8'7" (6.76 x 2.62)



Entrance door to front aspect. Two Upvc window to front. Wall and base units with work surface over. Tiled splashback. Sink with drainer and tap over. Electric oven with hob above and extractor fan over. Radiator. Spot lighting. LVT flooring. Space for freestanding washing machine and fridge freezer.

Cloakroom

Toilet. Wash hasn basin. Extractor fan. Radiator.

Lounge 16'6" x 12'7" (5.05 x 3.86)



Upvc window and doors opening to rear garden. Radiator. Stairs to first floor landing. LVT flooring.

First Floor Landing

Loft access. Carpeted.

Bedroom One 16'2" x 10'7" (4.95 x 3.23)



Upvc window to front elevation. Carpeted. Radiator.

Bedroom Two 9'8" x 10'2" (2.97 x 3.10)



Upvc window to rear elevation. Carpeted. Radiator.

Bathroom



Upvc window to front elevation. Bath with shower over. Wash hand basin. Toilet. Heated towel rail. Partially tiled walls. Laminate flooring.

Garage



Up and over garage door.

Front Garden

Low maintenance gravelled front with path to the entrance door.

Rear Garden

Enclosed rear garden, with lawn. Patio area ideal for seating and entertaining. Outside tap. Gated access to the garage and parking area.

Verified Material Information

Tenure: Freehold
Council tax band: A
Charge: £26 per month payable to Broadgate Homes

Property construction: Brick

Electricity supply: E-ON

Solar Panels: Yes

Other electricity sources: None

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas Central Heating

Heating features: None

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast are available.

Mobile coverage: As stated by Ofcom, Indoor - EE, Three, O2 and Vodafone are all limited over voice and data.

Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone are all likely over voice and data.

Parking: Driveway and Single Garge

Building safety issues: None

Restrictions: None

Public right of way: None

Flood risk: Very low risk of surface water flooding.

Medium risk of flooding from rivers and the sea.

Coastal erosion risk: N/A

Japanese Knotweed: No

Planning permission: Please refer to SHDC planning portal for any relevant planning applications in the area.

Accessibility and adaptations: None

Coalfield or mining area: No

Energy Performance rating: B

Property Postcode

For location purposes the postcode of this property is:

Additional Information

PLEASE NOTE:

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

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.

Disclaimer

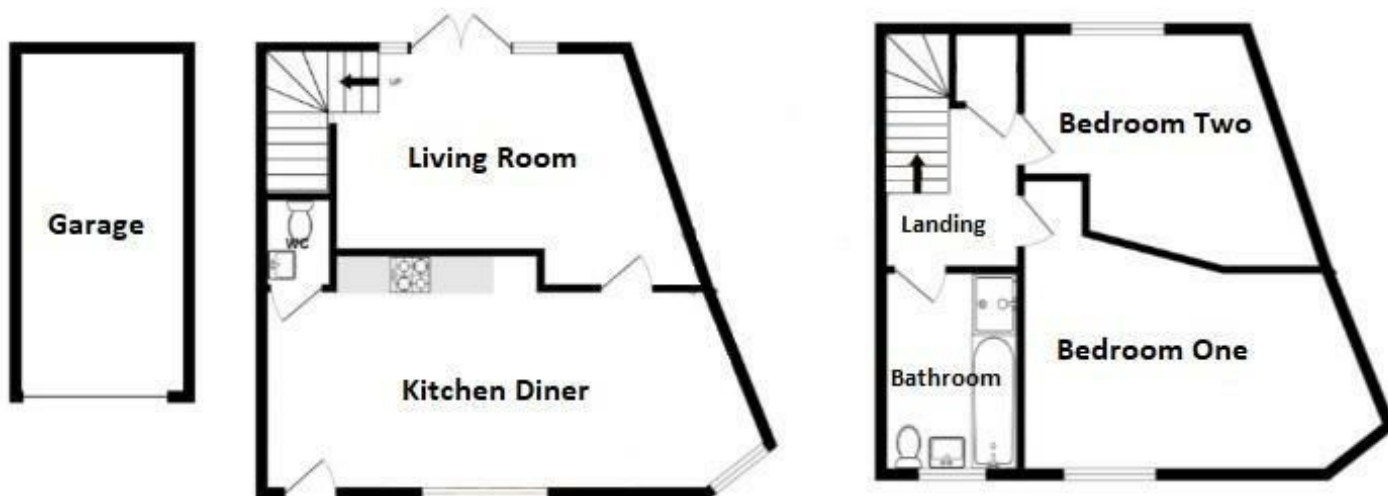
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.

Ark Property Centre

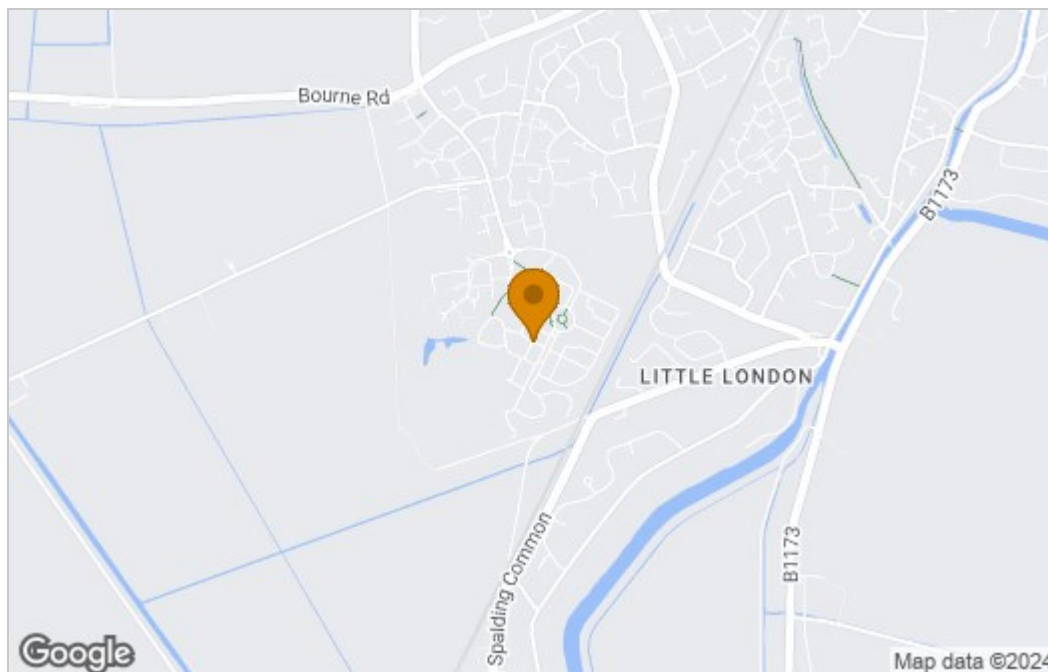
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

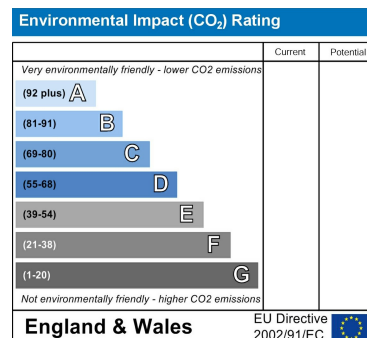
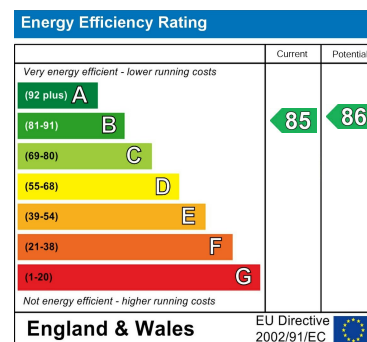
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

