



12 Doyle Lane, Spalding, PE11 1WU

£165,000

NO UPWARD CHAIN! 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

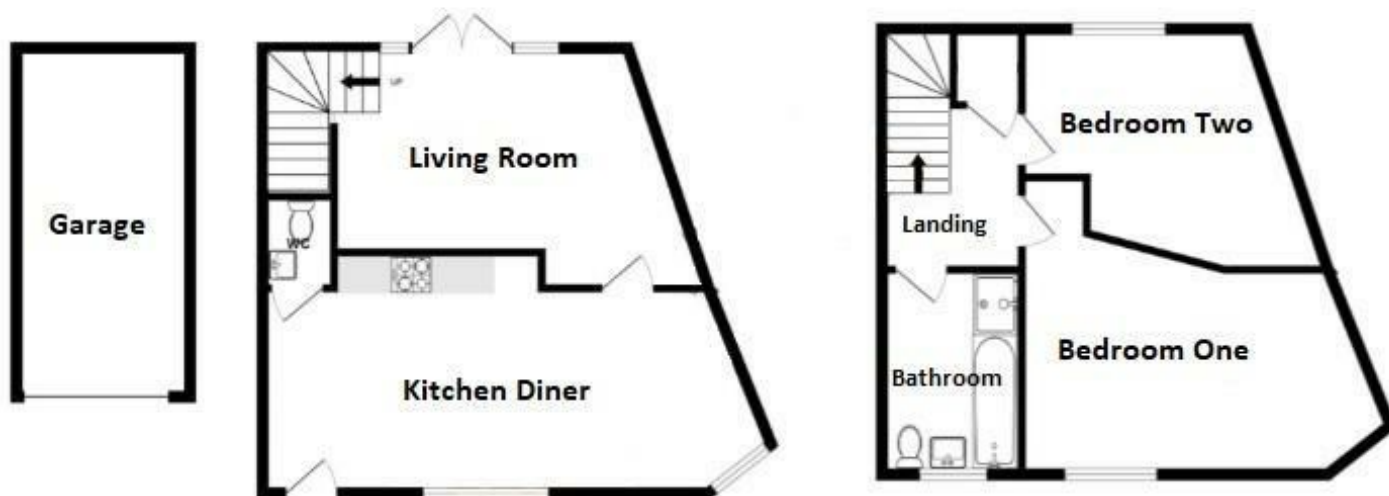
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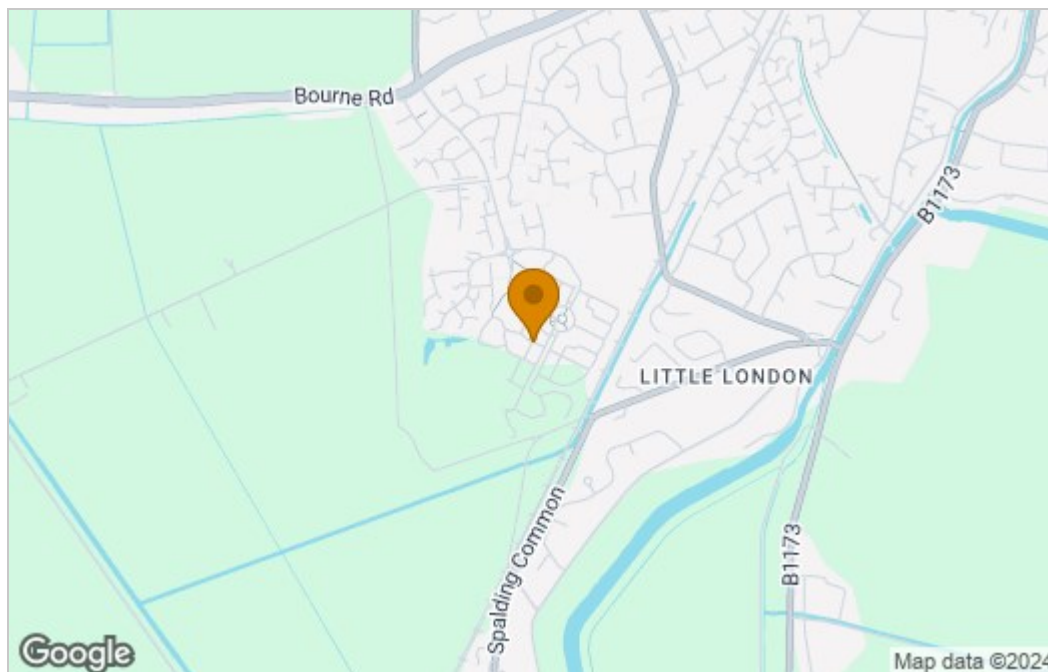
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

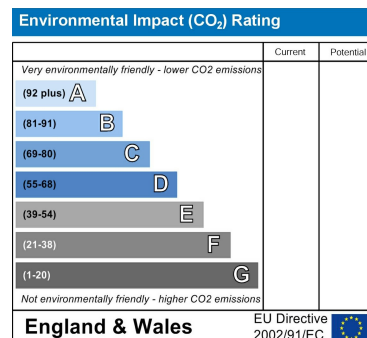
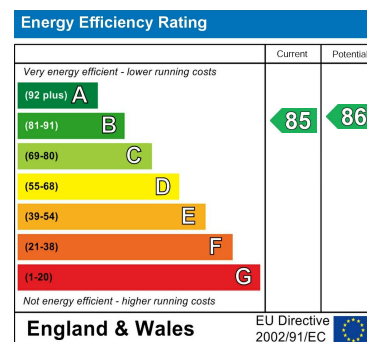
Floor Plan



Area Map



Energy Efficiency Graph



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