



## **19 Fenland Walk, Holbeach, PE12 7NS**

**Guide Price £200,000**

Discover the hidden potential of this charming 2-bedroom bungalow, perfectly positioned in a tranquil cul-de-sac. Boasting a pleasant and practical layout, this home is brimming with possibilities for those looking to modernize and make it their own. The generous garden offers ample space for outdoor living, gardening, or family gatherings. Embrace the opportunity to create your dream home in this serene and sought-after location. A rare find, this property won't last long—schedule your viewing today!

**Entrance Hall 9'10" x 10'7" max (3.02m x 3.25m max )**



PVCu double glazed entrance door to side, coving to ceiling with loft access, radiator.

**Lounge 11'8" x 15'10" (3.58m x 4.83m)**



PVCu double glazed window to front, coving to ceiling, radiator.

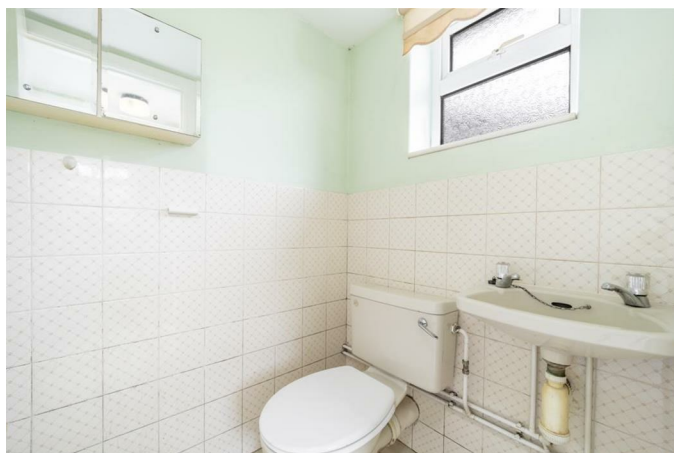
**Kitchen 8'0" x 11'3" (2.46m x 3.45m)**



PVCu double glazed window to rear, coving to ceiling, radiator. Fitted base units with work surfaces and stainless steel sink with mixer tap over. Gas point for cooker, door to pantry 0.86m x 1.40m and door to rear lobby with WC and utility room.



**WC 3'10" x 4'3" (1.19m x 1.32m)**



PVCu double glazed window, wall tiling, fitted toilet and wall mounted wash hand basin.

**Utility Room 5'0" x 7'3" (1.54m x 2.22m)**



PVCu double glazed window to rear, wall mounted mains gas central heating boiler, fitted base and eye level units. Space and plumbing for washing machine.

**Bedroom Two 7'6" x 7'6" (2.29m x 2.29m)**



PVCu double glazed window to rear, coving to ceiling, radiator.

**Bedroom One 11'6" x 10'10" (3.52m x 3.31m)**



PVCu double glazed window to front, coving to ceiling, radiator.

**Bathroom 5'8" x 6'3" (1.74m x 1.93)**



PVCu double glazed window to rear, coving to ceiling, radiator, wall tiling. Fitted with a three piece suite comprising panel bath, pedestal wash hand basin and toilet.

## Outside



The property sits to the end of Fenland Walk and enjoys a generous plot of front and rear gardens. There is a driveway to the front of the property providing off road parking for up to two vehicles and leading to single garage. Side gated access leads to the rear garden which is laid to lawn and enclosed by timber fencing. There is a timber summer house, greenhouse and outside cold water tap.



## Additional Information

PLEASE NOTE:

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

## 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.

## 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 7NS.

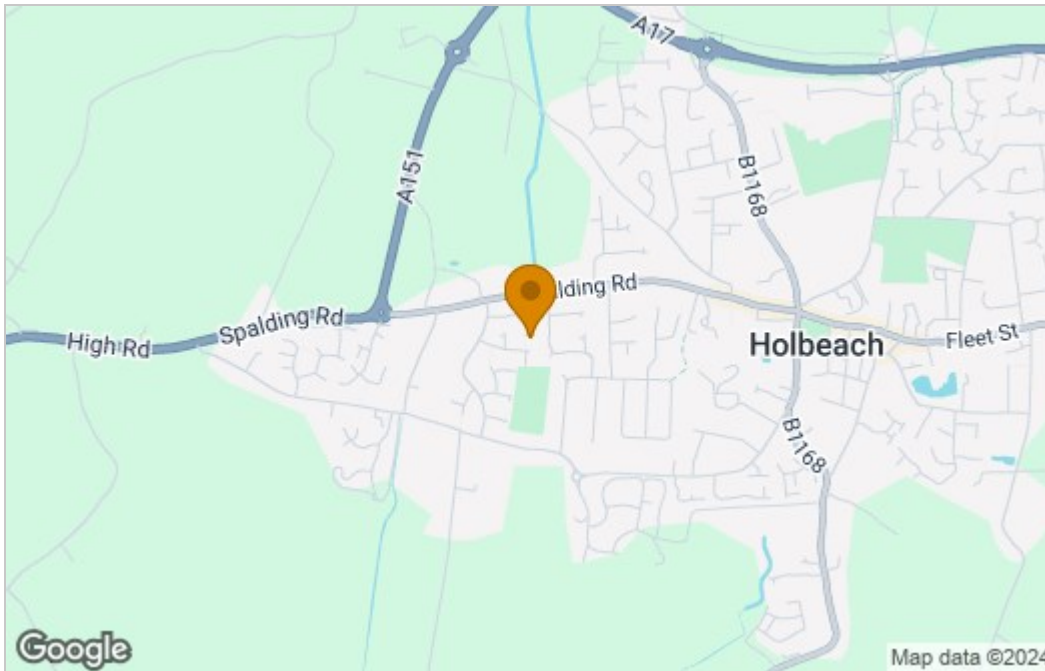
## Viewing Arrangements

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.

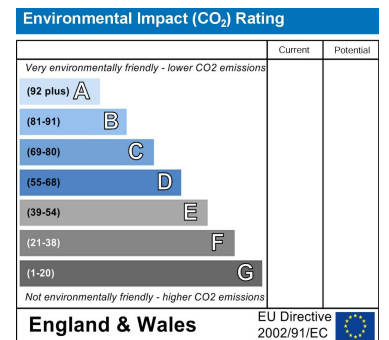
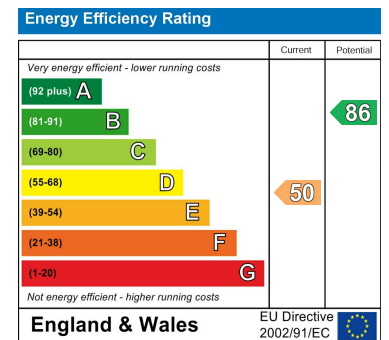
Floor Plan



Area Map



Energy Efficiency Graph



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