



## **12 Browngate, Spalding, PE11 1PA**

**£205,000**

Conveniently located within a short walk of Spalding town centre, this lovely two-bedroom bungalow awaits its new owner. Perfect for those considering downsizing, this property offers the convenience of nearby amenities and the tranquility of a beautifully private garden. Sounds like it's for you ? Why not book your viewing and see.

**Entrance Porch**

Upvc door with glazed side panels.

**Entrance Hallway**



Wooden door with glazed side panels. Carpeted. Radiator. Airing cupboard.

**Living Room 14'11" x 12'11" (4.55 x 3.94)**



Upvc window to front aspect. Electric fireplace with brick surround.

**Kitchen Diner 9'4" x 17'11" (2.86 x 5.48)**



Upvc window to rear aspect. Upvc window to rear aspect. Base and wall units with work surface over. Sink with drainer and mixer tap over. Space for washing machine. Space for freestanding fridge freezer. Part tiled splashback walls. Fitted oven with hob above and extractor hood over. Radiator. Carpeted. Boiler is positioned under the work top.

**Conservatory 9'8" x 7'4" (2.95 x 2.26)**



Upvc and brick constructed conservatory with doors opening to the side aspect. Carpeted. Radiator.

**Bedroom One 12'7" x 11'10" (3.84 x 3.63 )**



Upvc window to front aspect. Radiator. Carpeted.

**Bedroom Two 11'9" x 11'10" (3.59 x 3.63)**



Upvc window to rear aspect. Radiator. Carpeted.

**Bathroom 5'5" x 9'4" (1.66 x 2.86 )**

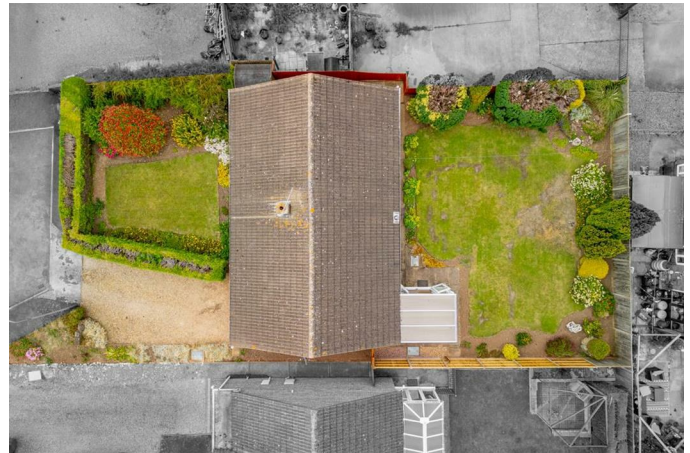


Upvc window to rear aspect. Panelled bath, wash hand basin and toilet, fitted with cupboards and draws. Partially tiled walls. Vinyl flooring. Radiator. Extractor fan.

**Garage 16'4" x 8'7" (5.00 x 2.64 )**

Up and over door to the front. Power and lighting. Loft access.

**Front Garden**



A well established and matured front garden with decorative hedging. Lawn with flowered borders. Gravelled driveway with vehicular access to the single garage. Gated side access to the rear.

**Rear Garden**



Fully enclosed rear garden with a concrete pathway around the property. Well established shrubs and plants. Laid to lawn and garden shed.

**Property Postcode**

For location purposes the postcode of this property is: PE11 1PA

**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: British Gas
- Solar Panels: None
- Other electricity sources: None

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.  
 Mobile coverage: As stated by Ofcom, Indoor - EE and Three is Likely over Voice and Data. O2 and Vodafone is Limited over Voice and Data.  
 Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone is Likely over voice and Data.

Parking: Driveway and Single Garage  
 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: No  
 Japanese Knotweed: No  
 Planning permission: Please refer to SHDC planning portal for any relevant planning applications in the area.  
 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.

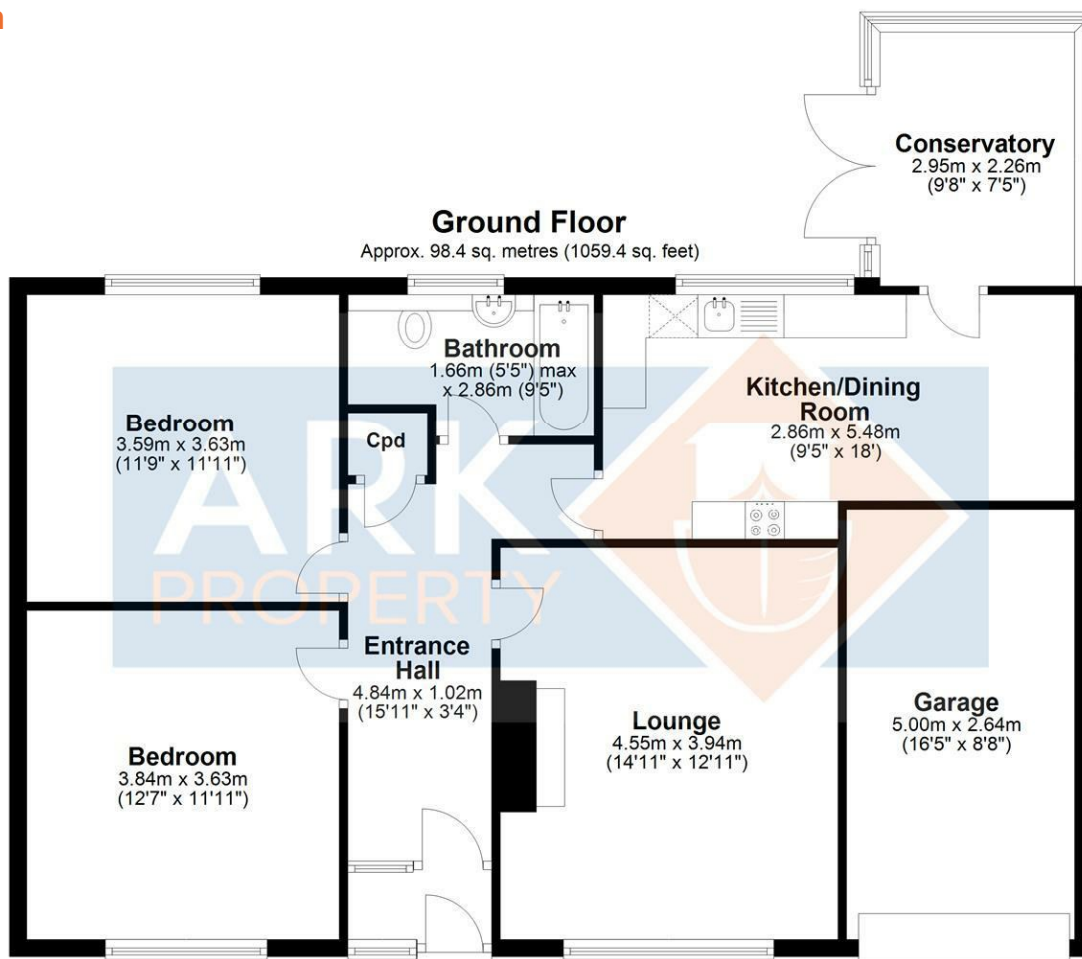
We can also offer full Financial and Solicitor

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

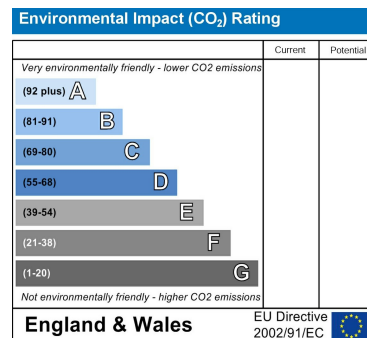
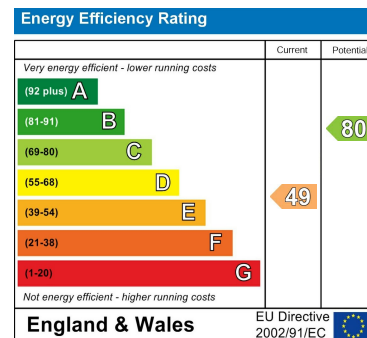


Total area: approx. 98.4 sq. metres (1059.4 sq. feet)

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>

