



**2 Red Cow Drive, Spalding, PE11 4FX**

**£165,000**

- 2 Bedroom Semi detached home
- Central Village location
- Family Lounge, Breakfast Kitchen
- Family bathroom
- Deceptive enclosed garden
- Off road parking
- Built in 2022
- Well presented throughout

This little gem is located in the heart of Donington, just a short walk from all the village's amenities. Immaculately presented throughout, the property boasts a surprisingly spacious wrap-around garden, perfect for outdoor enjoyment. Ideal as a first-time home or a sound investment opportunity, this property is not to be missed!

This property creates a peaceful environment from the moment you open the door and offers, Hallway Entrance, Family Lounge, Kitchen with some integrated appliances and patio doors to rear garden as well as downstairs cloakroom. To the first floor there are two good sized Bedrooms and a Family Bathroom.

Outside to the rear the enclosed garden is mostly laid to lawn and wraps around the back and side of the property with a patio area that can be enjoyed throughout the day. To the front the property offers off road parking for two vehicles and is situated within a shared driveway.

#### Entrance hall

UPVC door to front. Radiator.

#### Lounge 12'4" x 10'5" (3.76m x 3.18m)



UPVC window to front elevation. UPVC window to side elevation. Radiator. Carpeted.

#### Kitchen 13'10" x 9'8" (4.24m x 2.97m)



UPVC window to rear. Patio doors with side panels to rear. Matching base and wall units with worktop over. Tiled splashbacks. Integrated cooker. Space for fridge/freezer. Space for washing machine. Radiator. Tiled floor.

#### WC 6'2" x 2'11" (1.88m x 0.91m)

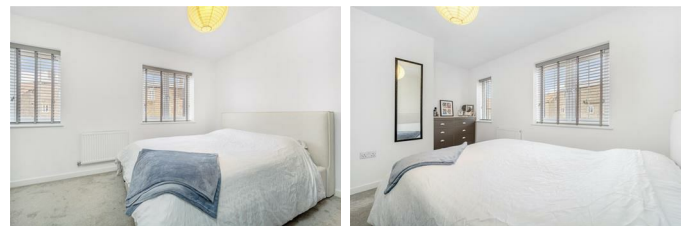


Wash hand basin. WC. Radiator. Tiled floor.

#### First Floor Landing

Radiator. Loft access. Carpeted.

#### Bedroom 1 11'8" x 7'4" (3.56m x 2.24m)



2 UPVC windows to front. Radiator. Carpeted.

#### Bedroom 2 13'10" x 10'9" (4.24m x 3.3m)



UPVC window to rear. Radiator. Carpeted.

### Bathroom 6'0" x 5'8" (1.85m x 1.75m)



UPVC frosted window to front. Radiator. 3 piece white suite comprising bath with rainwater shower over and separate shower attachment. Wash hand basin. WC. Herringbone wood effect flooring.

### Outside



Front: Block paved driveway leading to front door. Parking for vehicle.  
Rear: Patio area. Laid to lawn which wraps around the side of the property.

### Property Postcode

For location purposes the postcode of this property is: PE11 4FX

### 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: A  
Annual charge: No  
Property construction: Brick built  
Electricity supply: E-on  
Solar Panels: No  
Other electricity sources: No  
Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

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

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and None over Data.

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

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B81

### 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.

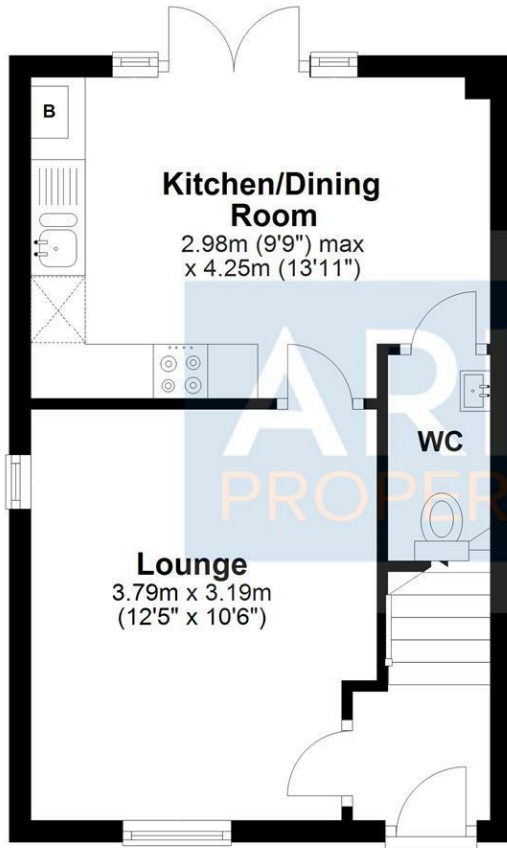
**Disclaimer**

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**

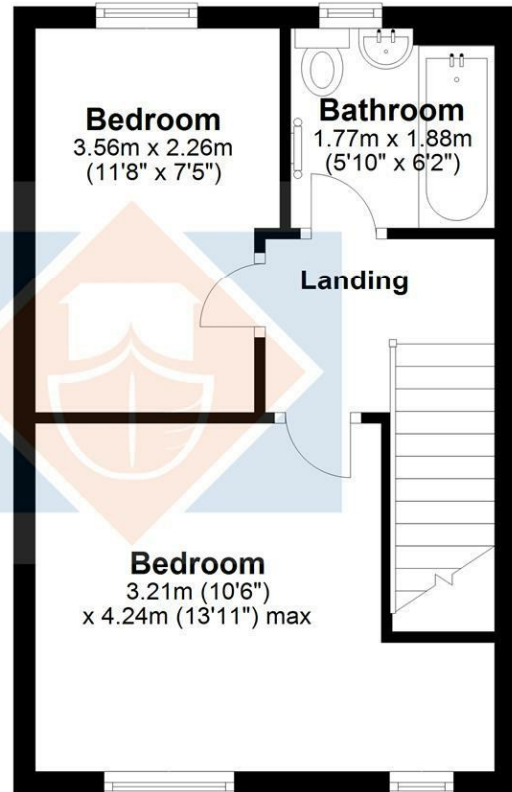
**Ground Floor**

Approx. 29.1 sq. metres (313.6 sq. feet)



**First Floor**

Approx. 29.0 sq. metres (312.6 sq. feet)

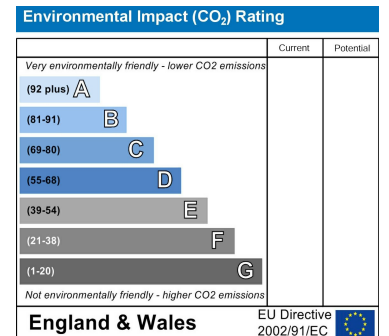
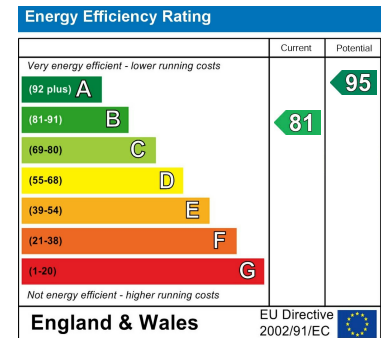


Total area: approx. 58.2 sq. metres (626.1 sq. feet)

**Area Map**



**Energy Efficiency Graph**



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