



2 Orchard Close, Spalding, PE11 3RL

£350,000

- Fantastic flow throughout
- Situated on great plot
- Private position
- Located in a popular area of Pinchbeck village
- Ample off road parking for multiple cars leading to single garage
- Great size kitchen breakfast room with separate dining room
- Neutral decoration throughout
- Sold with no forward chain

Impressive 3 Bedroom Bungalow on a Spacious Plot in Sought After Village.

Situated in the heart of a popular village, this stunning bungalow sits on an expansive plot and boasts exceptional kerb appeal. Featuring a well-designed layout, this home offers three generous bedrooms, a spacious kitchen breakfast room, and a separate dining room—perfect for family living and entertaining. The thoughtful design includes ample storage cupboards throughout, adding convenience to every space.

Entrance Porch 2'11" x 7'4" (0.90m x 2.26m)

UPVC entrance door to front with glazed side panels. Tiled floor.

Entrance Hall 11'8" x 7'4" (3.56m x 2.25m)



Glazed door with side panels. Carpeted. Radiator.

Lounge 12'10" x 16'11" (3.92m x 5.16m)



UPVC windows. Feature fireplace. Wooden door and side panels. Carpeted. Radiator.

Conservatory 12'5" x 5'0" (3.80m x 1.53m)



Conservatory. Dwarf walling. Tiled floor.

Dining Room 9'11" x 12'9" (3.03m x 3.90m)



UPVC windows. Carpeted. Radiator.

Kitchen/Breakfast Room 14'4" x 12'7" (4.37m x 3.86m)



UPVC window. Matching base and eye level units. Tiled splash backs. Stainless steel sink and drainer. Integrated oven. Integrated electric hob. Plumbing for washing machine. Wood effect flooring.

Pantry 7'10" x 2'11" (2.40m x 0.90m)

Shelving. Wood effect flooring.

Rear Lobby 10'4" x 4'10" (3.17m x 1.48m)



Inner Hallway
Storage cupboard.

Cloakroom



UPVC frosted window. Wash hand basin. WC. Wood effect flooring. Radiator.

Bedroom 1 10'7" x 9'10" (3.25m x 3.00m)



UPVC window. Radiator. Carpeted. Built in storage cupboard.

Bedroom 2 13'10" x 10'7" (4.24m x 3.25m)



UPVC window. Radiator. Carpeted. Built in storage cupboard.

Bedroom 3 12'1" x 9'1" (3.69m x 2.79m)



UPVC window. Radiator. Carpeted. Built in storage cupboard.

Bathroom 5'11" x 7'7" (1.82m x 2.33m)

UPVC window. Radiator. Panelled bath with electric shower over. Wash hand basin, WC. Wood effect flooring. Extractor fan.

Outside

Front: Driveway leading down the side of the property with parking to the rear of the property with single garage. Side gate. Wrap around plot laid to lawn and pathway around the property.

Rear: Enclosed by hedgerows. Laid to lawn. Paved pathway.

Garage 10'0" x 18'0" (3.05m x 5.50m)

Vehicular door to front. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE11 3RL

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: D

Annual charge: No

Property construction: Brick built, tiled roof. Flat roof to garage.

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Mains

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 Likely over Voice and Data. Three is Limited over Voice and None over Data. O2 is Likely over Voice and Data. Vodafone is Likely over Voice and 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 and Single Garage

Building safety issues: Believed all to be safe but buyer to do own checks.

Restrictions: Buyer to do own checks.

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: Buyer to do own checks.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D61

Additional Information:

Vendor informs the loft is large and partly boarded with conversion potential, subject to planning.

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

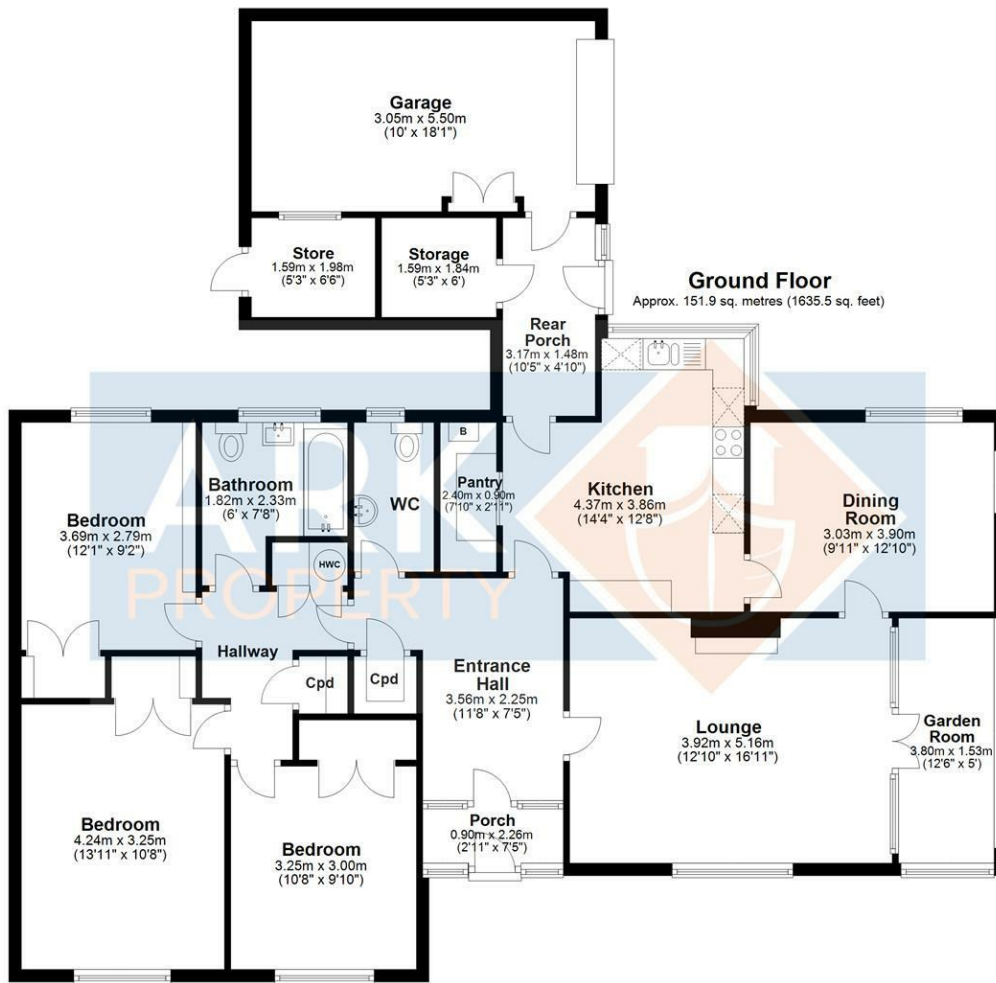
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

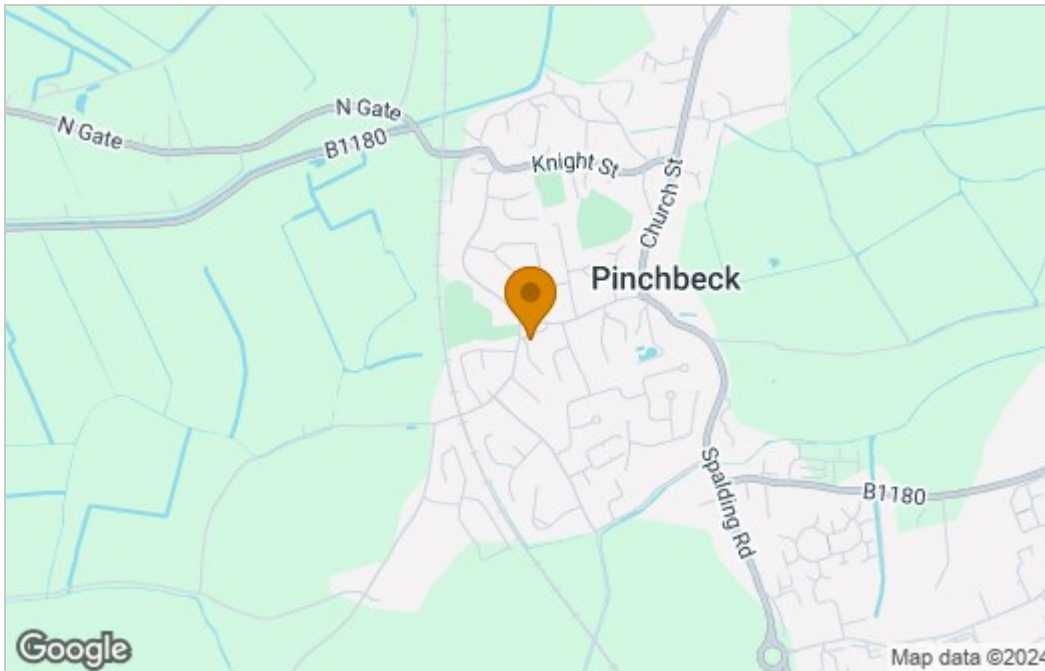
Floor Plan



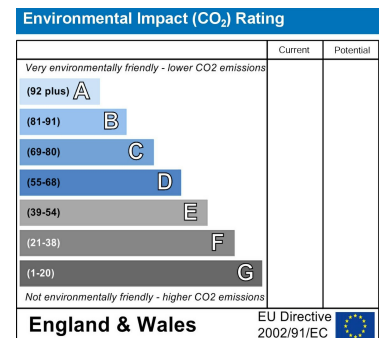
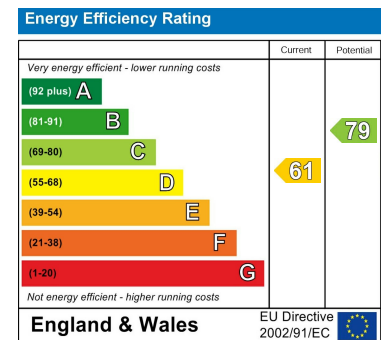
Ground Floor
Approx. 151.9 sq. metres (1635.5 sq. feet)

Total area: approx. 151.9 sq. metres (1635.5 sq. feet)

Area Map



Energy Efficiency Graph



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