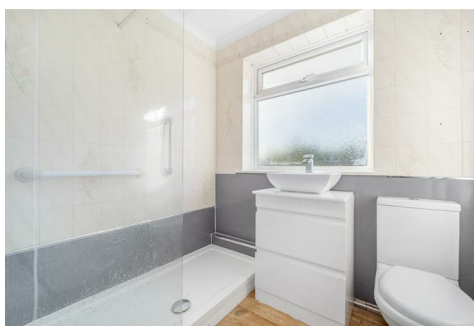




50 Fen End Lane, Spalding, PE12 6AD

£195,000

- Located on the edge of Spalding
- Two double bedrooms
- Ample off road parking to front
- Kitchen breakfast room
- Great layout
- Neutral decor throughout
- Priced to sell
- No chain !!!!

Nestled at the edge of Spalding, this delightful two bedroom bungalow offers a perfect blend of comfort and convenience. Situated on a generous plot at the end of a quiet cul-de-sac, it provides a peaceful retreat while being ideally located for commuters to Peterborough or those seeking easy access to Spalding town centre.

This well-presented home boasts a spacious layout and is offered with the added benefit of no forward chain. Don't miss this opportunity to make this gem your own!

Porch

Door leading to entrance hallway.

Entrance Hall

Loft access. Wood effect laminate flooring.

Lounge 12'11" x 12'11" (3.94m x 3.94m)



UPVC window to front. Radiator. Carpeted.

Kitchen 12'11" x 11'5" (3.94m x 3.48m)



UPVC window to rear. Matching base and eye level unit with worktop over. Stainless steel sink inset with mixer taps. Plumbing for dishwasher. Plumbing for washing machine. Space for fridge freezer. Electric oven and hob. Partially tiled. Storage pantry. Worcester Bosch boiler concealed in cupboard. Radiator. Wood effect vinyl flooring.

Bedroom 1 12'11" x 11'10" (3.94m x 3.63m)



UPVC window to front. Radiator. Carpeted. TV point.

Bedroom 2 11'6" x 8'10" (3.52m x 2.71m)



UPVC window to rear. Radiator. Carpeted. Storage cupboard.

Shower Room



UPVC frosted window to rear. Newly fitted suite with Double shower cubicle with electric shower over. WC. Wash hand basin with vanity unit. Boarding and fully tiled walls. Wood effect vinyl flooring. Extractor fan.

Garage/Workshop

The garage has been converted into a workshop, however can be reinstated back into a garage if desired. Pedestrian door to side. Pedestrian door to rear leading to second workshop.

Outside

Front: Gravelled driveway for several vehicles. Well established trees and shrubbery around the front of the property for added privacy.

Rear: Enclosed by timber fencing. Patio area. Lawn area. Timber shed. Greenhouse. Metal side gate for access to the front of the property.

Property Postcode

For location purposes the postcode of this property is: PE11 6AD

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: No

Property construction: Standard Brick Built

Electricity supply: Ovo Energy

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

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D63

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.

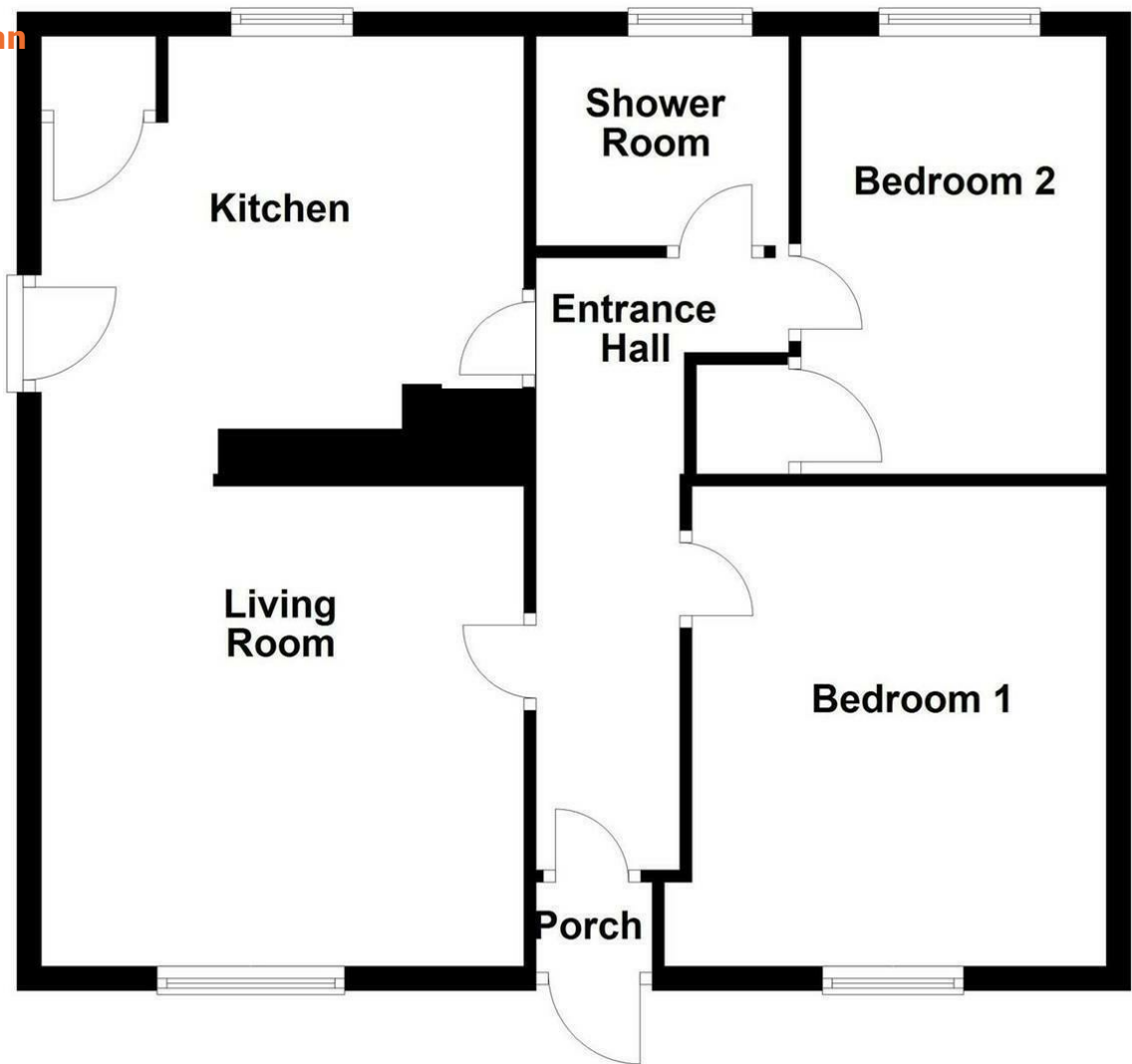
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

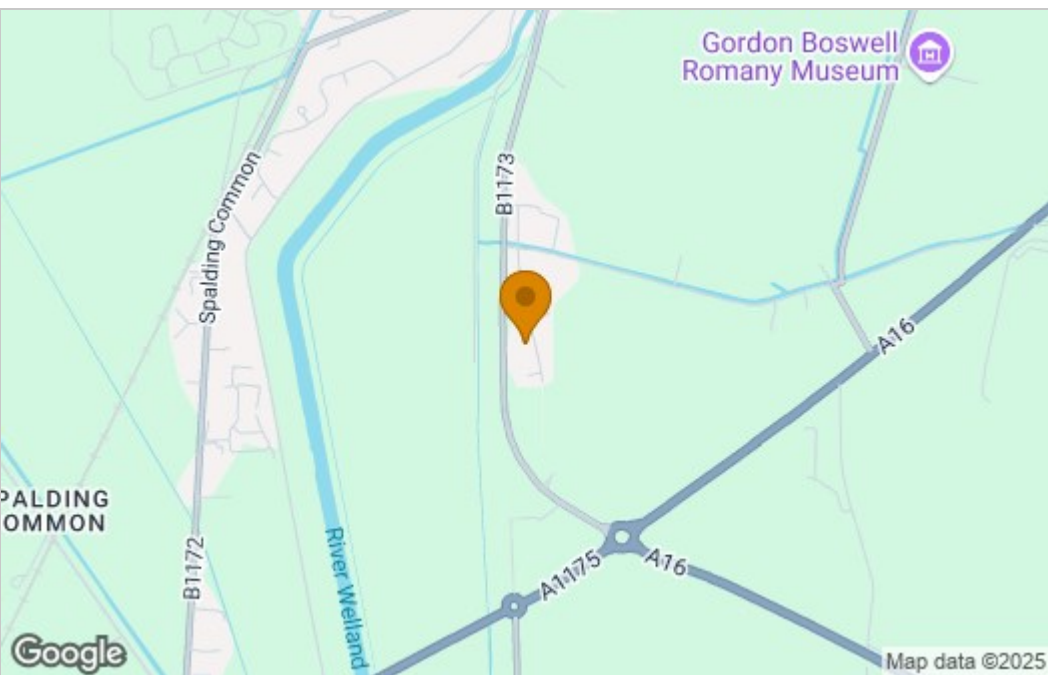
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as

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.

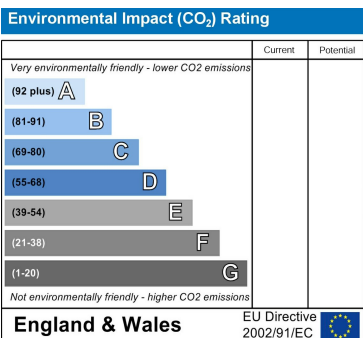
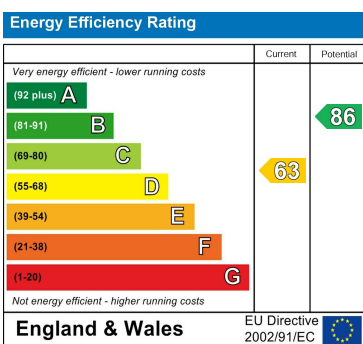
Floor Plan



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 firms 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>

