



First Chalet, Swindlers Drove, Low Fulney, PE12 6BS

£350,000

- Flexible Accommodation: Two floors of versatile living space, ideal for growing families.
- Games Room: A large games room at the rear, perfect for entertaining.
- Beautiful Garden: Spacious garden overlooking peaceful open fields.
- Family-Friendly Design: Ample space for comfort and practicality.
- Countryside Charm: Located on the edge of Spalding, offering a tranquil setting.
- Customisation Potential: Opportunity to make the property your own.

NO ONWARD CHAIN! Nestled on the outskirts of Spalding, this charming detached chalet offers versatile accommodation spread over two floors, making it perfect for growing families. Designed with both comfort and entertainment in mind, the property boasts spacious living areas, a generous games room, and beautiful garden that back onto peaceful open fields—ideal for hosting gatherings or simply unwinding in tranquil surroundings. With ample potential for customization and a superb location, this home is the perfect blend of countryside charm and family-friendly practicality. Don't miss out—schedule your viewing today!

Porch 6'2" x 6'9" (1.88m x 2.08m)

Composite glazed entrance door with matching glazed side panel and porthole window. Skimmed ceiling. Vinyl flooring. Door opening to garage.

Entrance hall 4'2" x 7'4" (1.29m x 2.24m)



Skimmed ceiling. Vinyl flooring. Doors to kitchen diner and office.

Lounge 12'8" x 20'8" (3.88m x 6.3m)



PVCu double glazed window to front. Skimmed ceiling. Radiator.



Office 7'7" x 10'0" (2.33m x 3.06m)



PVCu double glazed window to front. Laminate flooring. Radiator.

Kitchen 14'0" x 23'7" (4.29m x 7.2m)



PVCu double glazed windows and French doors opening to side. Skimmed ceiling with spotlighting. Two radiators. Herringbone laminate flooring. Doors to living room, dining room and rear lobby. Fitted with a contrasting range of base, eye level and pantry units with granite worktops. Five ring Bosch induction hob with glass splashback and Bosch extractor hood over. Integrated eye level twin ovens and microwave. Integrated dishwasher. Inset stainless steel sink with chrome mixer tap over. Space for American style fridge freezer.

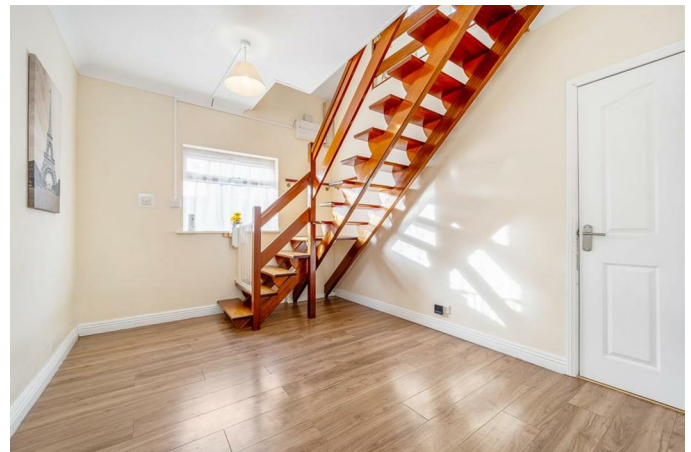


Dining Room 9'1" x 10'11" (2.78m x 3.33m)



PVCu double glazed window to side. Skimmed ceiling.

Reception Hall 9'8" x 13'10" (2.96m x 4.24m)



Coving to skimmed ceiling. Radiator. Laminate flooring. Stairs to first floor landing. Door to rear hall.

Rear Hall 3'2" x 10'4" (0.98m x 3.15m)

Coving to ceiling. Doors to bedrooms 4, 5 and utility room.

Family Room/Bedroom 5 10'9" x 13'10"
(3.3m x 4.22m)



PVCu double glazed window to rear. Coving to ceiling. Radiator.

Bedroom 4 9'5" x 9'10" (2.89m x 3m)



PVCu double glazed window to side. Skimmed ceiling with loft hatch. Radiator.

Bathroom

PVCu double glazed window to rear. Fitted suite comprising panel bath. Wash hand basin. Toilet.

Utility Room 11'9" x 16'10" (3.6m x 5.15m)



PVCu double glazed window to side. Spot lighting. Vinyl flooring. Wall mounted oil fired central heating boiler. Fitted base and full height units with worktop space. Stainless steel sink with chrome mixer tap over. Space and plumbing for fridge, freezer, washing machine and tumble dryer. Door to games room.

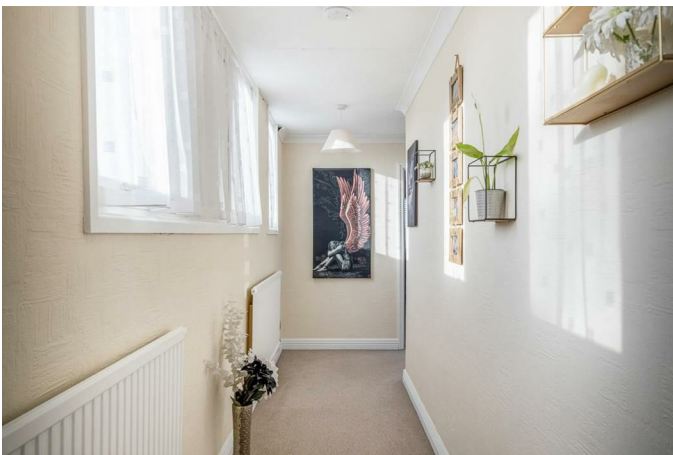
Games Room 16'0" x 26'3" (4.88m x 8.02m)



Double glazed windows to side. Laminate flooring. Wall mounted electric heaters. Fitted drinks bar with space for drinks chiller. Door opening to garden.



Landing



PVCu double glazed windows to side. Doors to bedrooms and bathroom.

Bedroom 1 11'10" x 14'11" (3.63m x 4.55m)



PVCU double glazed window to front. Radiator. Built in eaves wardrobes.

Bedroom 2 10'8" x 12'5" (3.26m x 3.81m)



PVCu double glazed window to side. Built in wardrobes. Radiator.



Bedroom 3 11'1" x 12'6" (3.4m x 3.83m)

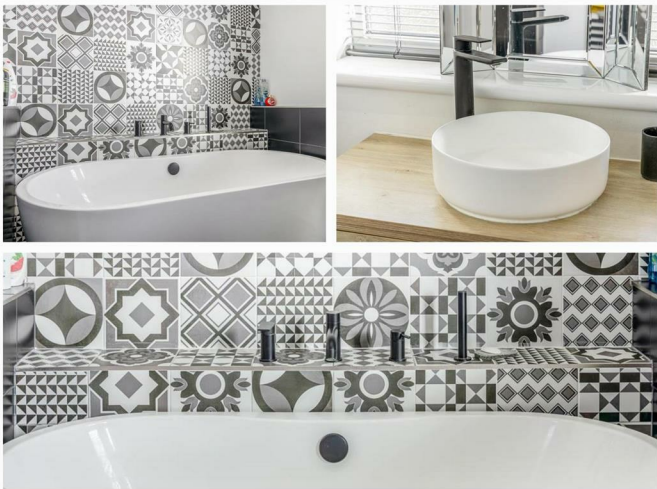


PVCu double glazed window to side. Built in wardrobes. Radiator.

Bathroom 6'6" x 11'8" (2m x 3.58m)



PVCu double glazed window to rear. Skimmed ceiling with spotlighting. Tiled flooring and wall tiling. Wall mounted anthracite heated towel rail. Fitted with a three piece suite comprising freestanding double ended bath with black bath spout, mixer and shower attachment. Wash hand basin set in vanity unit with black mixer tap over and concealed cistern toilet with push button flush. Built in cupboard with shelving and hot water cylinder.



Garage 10'10" x 15'1" (3.31m x 4.62m)



Single garage with roller shutter door to front and up and over door to rear. Power and light connected. PVCu double glazed window to side.



Workshop 11'4" x 16'11" (3.46m x 5.16m)



Door to side. Power and light connected.

Outside



There is off road parking to the front of the property for three to four vehicles and access to the single garage. Side gated access leads to the rear garden and tarmac courtyard area. The rear garden is laid to lawn and enclosed by timber fence. There is a patio seating area and further gravel area. Outside power, light and water available.



Property Postcode

For location purposes the postcode of this property is: PE12 6BS

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

Electricity supply: Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic Tank

Heating: Oil Heating

Heating features: No

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

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

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: E47

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



TOTAL FLOOR AREA: 2898 sq.ft. (269.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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Energy Efficiency Graph

