



16 Woodfield Close, Spalding, PE11 2PU

£250,000

- Three-bedroom detached bungalow in a quiet cul-de-sac.
- Entrance hall leading to lounge, bedrooms, shower room, WC, and kitchen.
- Dining area and conservatory with access to the single garage.
- Off-road parking and an enclosed rear garden.
- Located in a popular residential area close to amenities.
- Single garage, ideal for parking, storage or as workshop space.

Three-Bedroom Detached Bungalow – Woodfield Close, Spalding

Situated in a quiet cul-de-sac, this three-bedroom detached bungalow offers a great opportunity for those looking to put their own stamp on a property. Inside, the layout includes an entrance hall leading to a lounge, three bedrooms, shower room, WC, and kitchen. Beyond the kitchen, there is a dining area, conservatory, and access to the single garage.

Outside, the property benefits from off-road parking and an enclosed rear garden. While some updating is needed, this bungalow offers plenty of potential in a popular residential area. Viewings available – contact us today!

Entrance Hall



UPVC window to side. Radiator. Carpeted.

Lounge 13'2" x 15'0" (4.02m x 4.59m)



UPVC window to front and side. Gas fireplace with surround. Radiator. Carpeted.

Cloakroom

UPVC window to side. Toilet. Radiator. Carpeted. Partially tiled.

Shower Room 5'1" x 8'4" (1.57m x 2.55m)



UPVC window to side. Shower cubicle with glass sliding door. Wash hand basin. Toilet. Carpeted. Radiator.

Kitchen 13'9" x 10'6" (4.20m x 3.22m)



UPVC window to side. Matching range of base and eye level units with works surfaces over. Stainless steel sink and drainer. Built in eye level oven and grill. Gas hob with stainless steel extractor hood over. Built in fridge/freezer. Integrated washing machine. Vinyl flooring. Radiator.

Dining Room 8'11" x 11'10" (2.73m x 3.61m)



UPVC window to rear. Radiator. Carpeted. Door to conservatory.

Conservatory 8'8" x 12'0" (2.66m x 3.66m)



Brick construction with windows and perspex roof. UPVC door leading to garden. Tiled floor. Pedestrian door leading to garage.

Bedroom 1 9'11" x 13'0" (3.03m x 3.98m)



UPVC window to rear. Built in wardrobes. Carpeted. Radiator.

Bedroom 2 10'7" x 9'3" (3.24m x 2.84m)



UPVC window to side. Built in wardrobes. Radiator. Carpeted.

Bedroom 3 9'11" x 8'6" (3.03m x 2.61m)



UPVC window to front. Radiator. Carpeted.

Outside



Front: Block paved driveway leading to car port and single garage.
Rear: Enclosed by timber fencing. Patio area. Gravel area. Summer house.

Garage 23'4" x 10'1" (7.12m x 3.08m)

Up and over vehicular door. Power and light connected. Pedestrian door leading to conservatory.

Property Postcode

For location purposes the postcode of this property is: PE11 2PU

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: Brick built

Electricity supply: Southern Electric

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 Limited over Voice and Data. O2 is Likely over Voice and Limited over 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 Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - medium. 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:

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

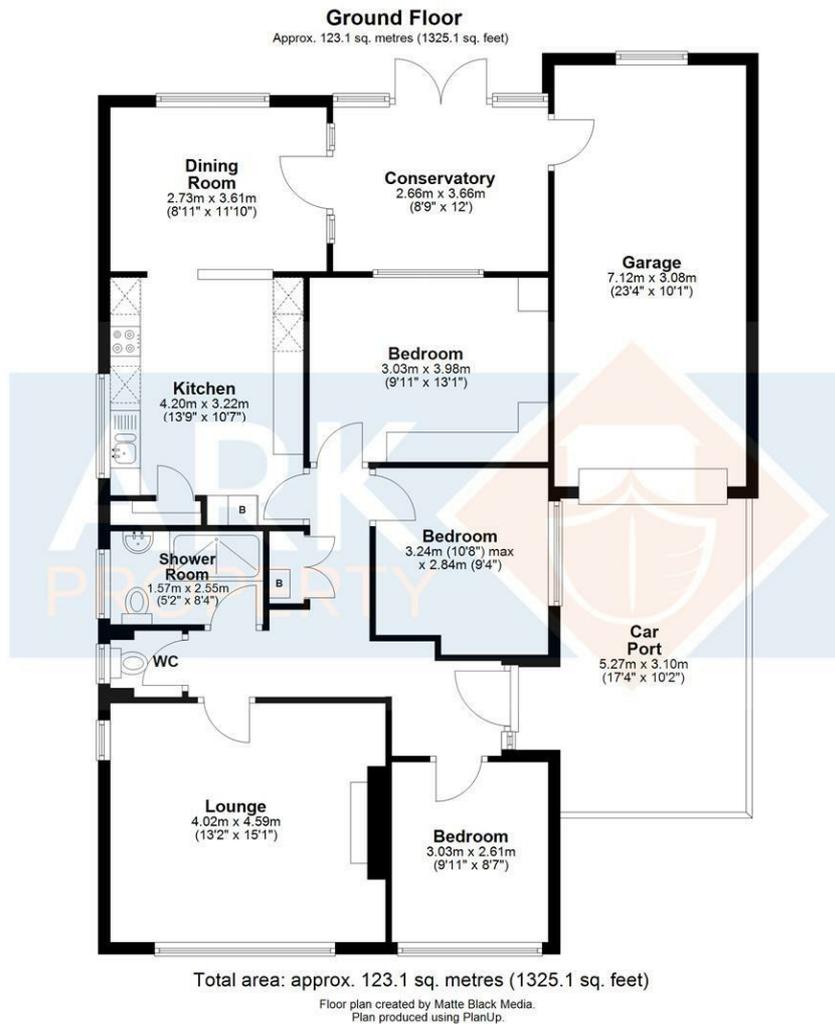
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

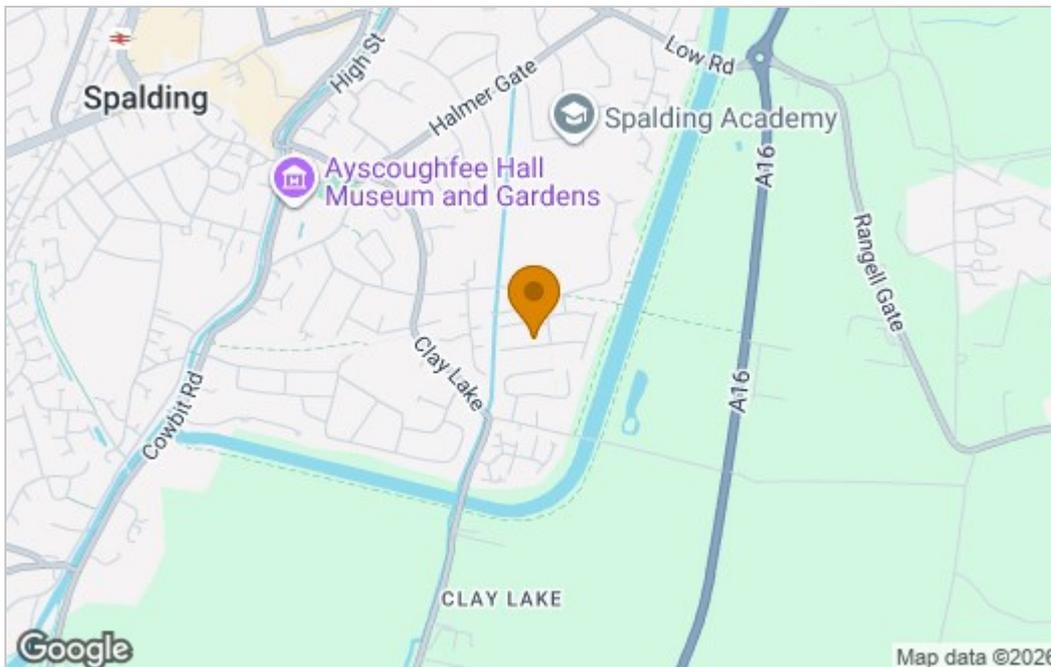
Disclaimer

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.

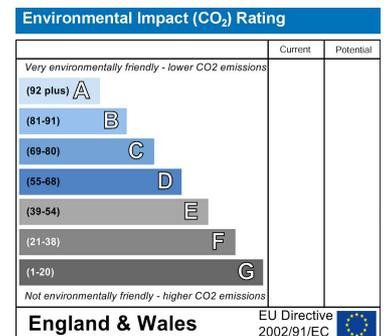
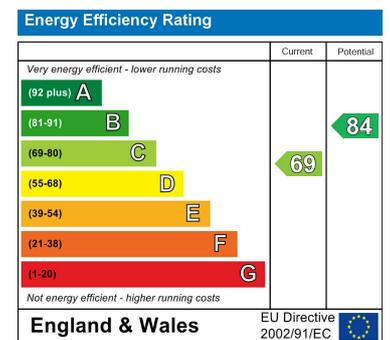
Floor Plan



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 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>

