



4 Leiden Fields, Spalding, PE11 3EQ

£160,000

- One bedroom bungalow in sought-after over 55s development
- Located in the popular Leidenfields area of Spalding
- Recently refitted kitchen and shower room for modern comfort
- Spacious lounge and double bedroom off a central hallway
- Low maintenance and easy-living layout, all on one level
- Conveniently situated close to local shops and amenities

*****SOLD PRIOR TO MARKETING***** Well-Presented One Bedroom Bungalow – Over 55s Development

Located within the sought-after Leidenfields development in Spalding, this well-maintained one bedroom bungalow offers comfortable and low-maintenance living designed exclusively for the over 55s.

The accommodation includes an entrance hallway with access to a bright lounge, modern refitted kitchen, double bedroom, and a stylish recently updated shower room. The home is thoughtfully designed for ease of living, with all rooms arranged conveniently on one level.

Set within close proximity to Spalding's amenities, including shops, healthcare, and public transport links, this is an ideal opportunity for anyone looking to downsize without compromising on quality or location.

Entrance Porch

UPVC door to front with glazed side panels. Storage space.

Entrance Hall

UPVC door to front. Vinyl flooring. Radiator.

Lounge 11'8" x 15'6" (3.57m x 4.74m)



UPVC bay window and window to rear. Radiator. Carpeted.

Kitchen 9'1" x 7'4" (2.77m x 2.25m)



UPVC window to front. Matching base and eye level units with work surfaces over. Gas hob with

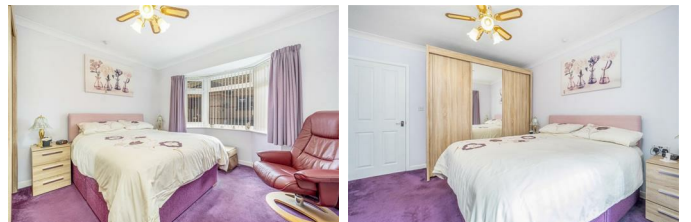
extractor over. Built in electric oven. Stainless steel sink unit with drainer and mixer tap over. Splash back. Integrated slimline dishwasher. Integrated washing machine. Space for tall fridge/freezer. Tiled flooring.

Shower Room 5'6" x 7'8" (1.68m x 2.35m)



UPVC window to side. Fully tiled walls. Tiled flooring. Double shower cubicle with rainwater shower and hand held attachment. Radiator. Toilet. Wash hand basin. Extractor fan. Shaver point.

Bedroom 1 10'11" x 11'5" (3.33m x 3.48m)



UPVC bay window to rear. Ceiling fan. Radiator. Carpeted.

Bedroom 2 9'11" x 8'1" (3.03m x 2.48m)

UPVC window to front. Radiator. Carpeted.

Outside

Pathway leading to front door. Gravel area for bin storage. One parking space. To the rear there is a maintained garden for all residents to Leiden Fields. The garden is maintained by the gardener.

Property Postcode

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

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: Leasehold

Council tax band: A

Annual charge: £94 per month paid to Broadgate Homes

Property construction: Brick built

Electricity supply: Eon

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 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: 1 parking space

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: C73

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

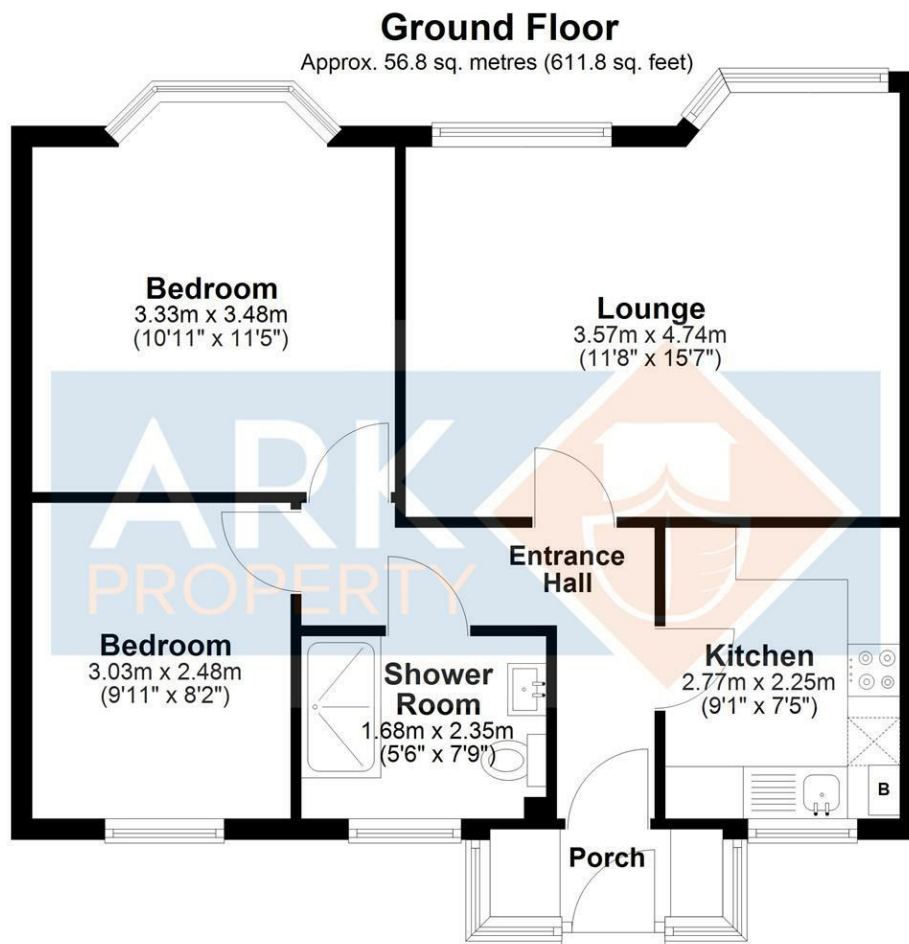
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

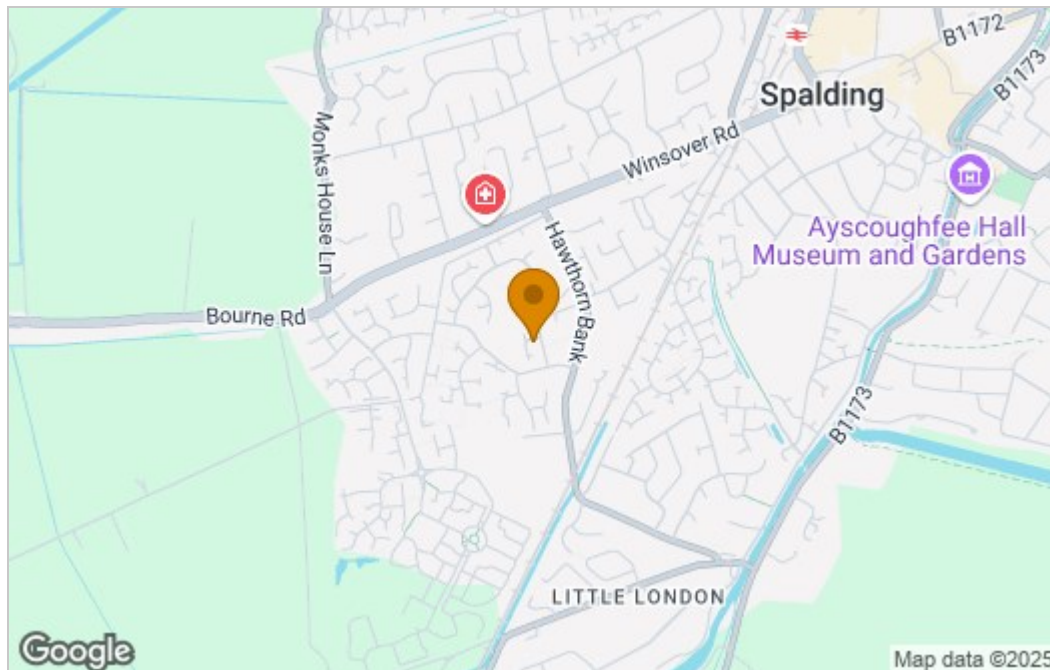
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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

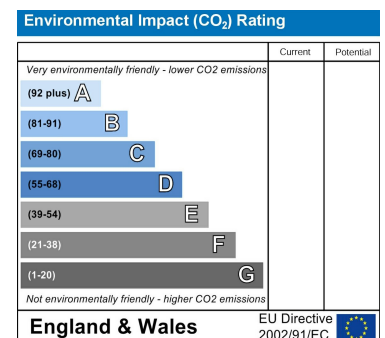
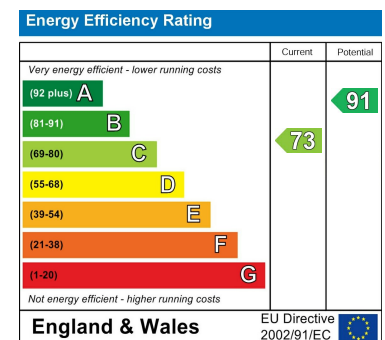


Total area: approx. 56.8 sq. metres (611.8 sq. feet)

Area Map



Energy Efficiency Graph



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