



## 19 Tavistock Road, Spalding, PE11 2UY

**£299,995**

- Immaculately presented three-bedroom detached bungalow in a sought-after area of Spalding
- Generous corner plot with wrap-around, well-maintained gardens offering excellent outdoor space
- Spacious and well-maintained interior, featuring a recently replaced boiler for peace of mind
- Cosy wood-burning stove, perfect for comfortable evenings in the lounge
- Ample off-road parking and a detached single garage for added convenience
- Move-in ready home offering a fantastic opportunity in a desirable residential location

## Immaculately Presented Three-Bedroom Detached Bungalow – Tavistock Road, Spalding.

Set on a generous corner plot in a sought-after location, this beautifully maintained three-bedroom detached bungalow offers excellent living space both inside and out. The property is presented in superb condition throughout, featuring a recently replaced boiler and a charming wood-burning stove for cosy evenings. Outside, you'll find ample off-road parking, a detached single garage, and well-kept gardens that wrap around the home. A fantastic opportunity to acquire a move-in ready bungalow in a desirable part of Spalding.

### Entrance Hall

PVCu double glazed entrance door, built in meter cupboard. Door to lounge.

### Lounge 17'7" x 13'11" (5.36m x 4.26m)



PVCu double glazed windows to front and side, coving to textured ceiling, two radiators, inset cast iron wood burner, door to rear hall.



### Hallway 7'0" x 13'8" max (2.14m x 4.17m max)



With doors to lounge, kitchen diner, bedroom and shower room.

### Kitchen/Dining Room



PVCu double glazed window and French doors to rear, coving to textured ceiling with spotlighting, radiator, vinyl flooring. Fitted with a matching range of base and eye level units with work surfaces and tiled splashbacks, space for freestanding cooker, composite sink and drainer with chrome mixer tap over, space and plumbing for washing machine and dishwasher, space for fridge. Doors opening to conservatory.



**Kitchen 10'7" x 10'2" (3.23m x 3.11m)**



**Conservatory 11'2" x 12'5" (3.42m x 3.79m)**



Brick and PVCu double glazed construction, laminate flooring. Doors opening to garden.

**Dining Room 10'4" x 9'0" (3.16m x 2.75m)**



**Bedroom 1 14'1" x 9'11" (4.31m x 3.03m)**



PVCu double glazed window to rear, coving to textured ceiling, radiator.

**Bedroom 3 12'10" x 7'1" (3.92m x 2.18m)**



PVCu double glazed window to front, coving to textured ceiling, radiator.

**Bedroom 2 17'5" x 7'11" (5.31m x 2.43m)**

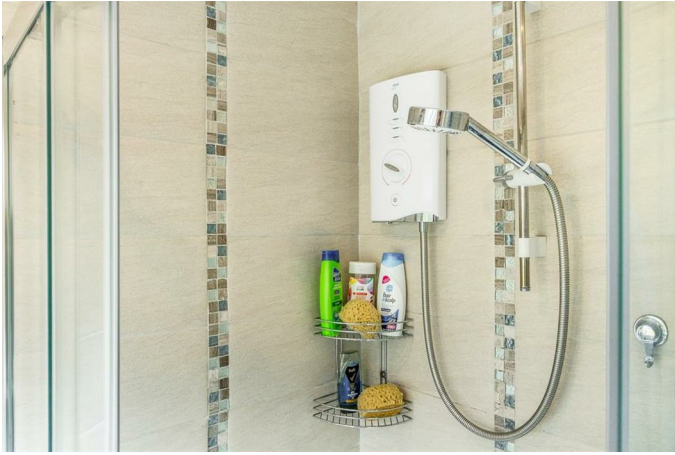


PVCu double glazed window to front, coving to textured ceiling, radiator.

**Shower room 6'0" x 5'4" (1.84m x 1.65m)**



PVCu double glazed window to rear, coving to ceiling, wall and floor tiling. Fitted three piece suite comprising quadrant shower cubicle with electric shower and glass sliding doors, concealed cistern toilet and wash hand basin set in vanity unit with built in storage. Chrome wall mounted heated towel rail.



### Outside



The bungalow sits on a corner plot with a generous frontage and well landscaped gardens. To the front of the property there is off road parking available on two block paved driveways, one leading to detached single garage. Side gated access leads to the rear garden that is a mix of landscaped grass hardstanding areas with planted beds and borders. There is a newly installed timber shed, outside power and water.



### Garage 17'8" x 10'1" (5.41 x 3.09m)



Detached single garage with newly fitted electric roller door to front and pedestrian door to side.

### Property Postcode

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

### 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: Octopus

Solar Panels: Yes, 18 panels. Owned by the property.

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: Driveway and Single Garage

Building safety issues: Suspected asbestos garage roof

Restrictions: No

Public right of way: No

Flood risk: Surface water - 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.

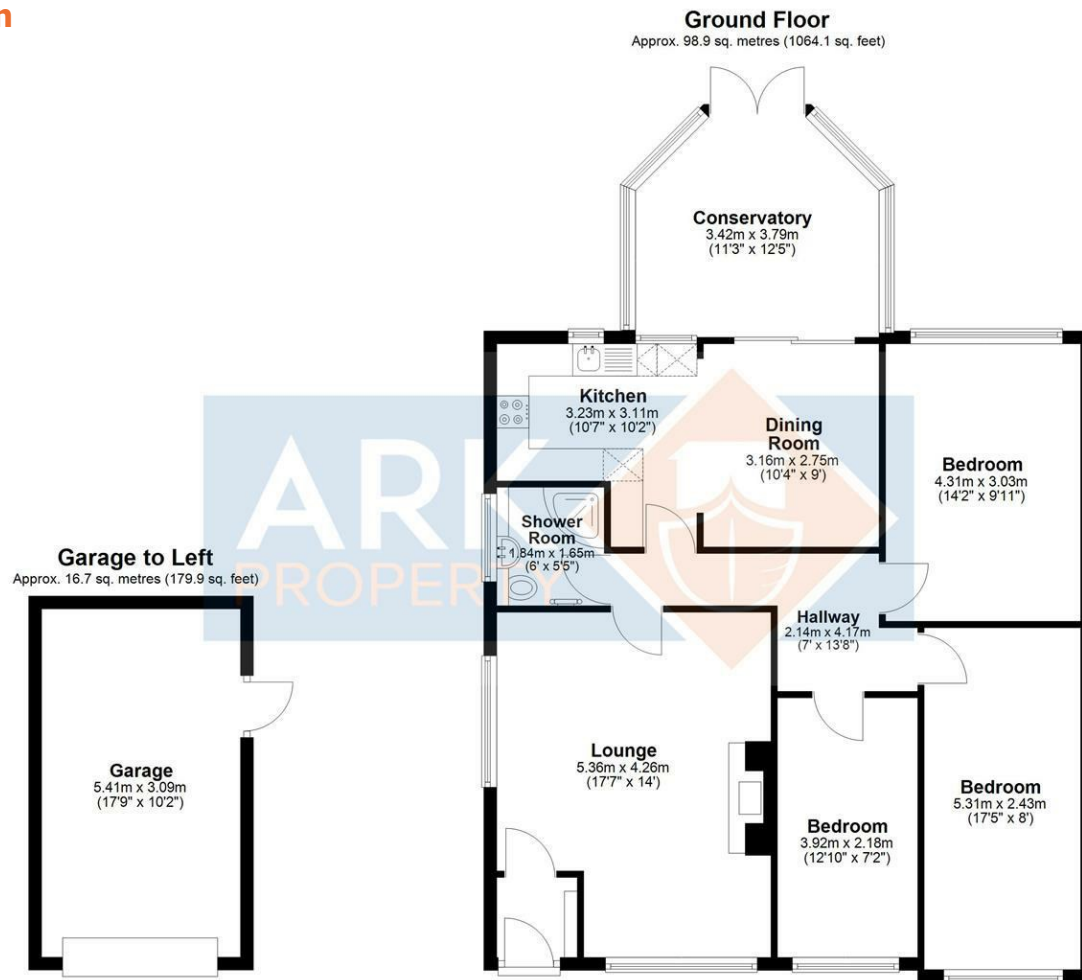
### Disclaimer

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



Total area: approx. 115.6 sq. metres (1244.1 sq. feet)

## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)                                                       | A |                         |           |
| (81-91)                                                         | B |                         |           |
| (69-80)                                                         | C |                         |           |
| (55-68)                                                         | D |                         |           |
| (39-54)                                                         | E |                         |           |
| (21-38)                                                         | F |                         |           |
| (1-20)                                                          | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |

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