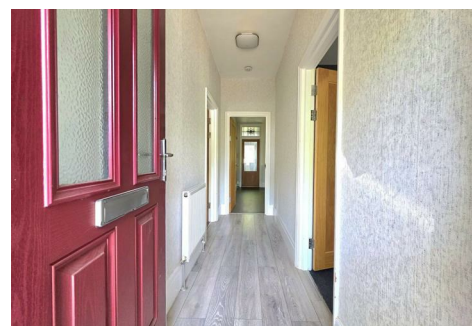




63 Holbeach Road, Spalding, PE11 2HY

£220,000

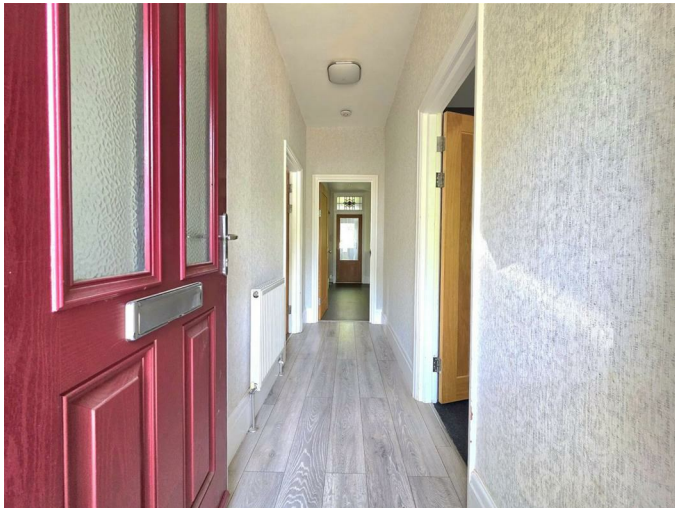
- Detached bungalow offering excellent potential to update and personalise
- Superb location with easy access to the A16, ideal for Boston and Peterborough
- Just moments from Springfields Outlet Shopping Centre and Gardens
- Flexible layout with two or three bedrooms and open-plan living space
- Generous off-road parking plus a garage/workshop, perfect for storage or hobbies
- No onward chain, making for a straightforward and speedy purchase

Detached Bungalow with Huge Potential – Holbeach Road, Spalding.

Ideally located with excellent access to the A16 for easy travel to Boston and Peterborough, this detached bungalow is also just a stone's throw from Springfields Outlet Shopping Centre and Gardens. There is a supermarket within walking distance and the Coronation Channel, perfect for dog walking

Offering flexible accommodation with the option of two or three bedrooms and the benefit of open-plan living, the property provides a great opportunity to modernise and make it your own. Being sold with no onward chain, this is a fantastic chance to secure a well-located home with plenty of scope to put your own stamp on things!

Entrance Hall 11'5" x 3'4" (3.5m x 1.04m)



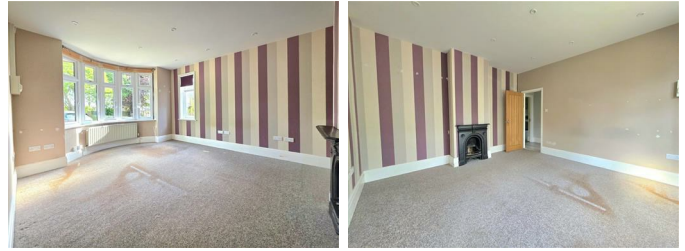
Composite glazed door to front. Radiator. Laminate wood flooring.

Lounge 12'6" x 13'6" (3.83m x 4.13m)



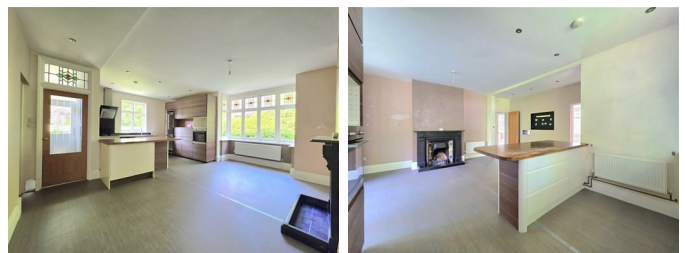
UPVC bay window to front and wooden window to side. Radiator. Open fire place with surround. Carpeted.

Bedroom 1 13'6" x 12'6" (4.13m x 3.83m)



UPVC bay window to front and wooden window to side. Spot lights. Radiator. Open fire place with surround. Carpeted.

Kitchen/Diner 16'2" x 11'11" (4.95m x 3.65m)



Wooden box bay window to side. Two windows to rear. Matching base and eye level units with wooden work surfaces over. Sink unit with drainer and mixer tap over. Four ring gas hob with extractor hood over. Integrated eye level oven. Space and plumbing for washing machine and dishwasher. Open fire place with surround. Two radiators. Vinyl flooring.

Bedroom 2 13'6" x 11'11" (4.14m x 3.65m)



Wooden window to side. Radiator. Open fire place. Carpeted.

Rear Lobby

UPVC door to rear. Radiator. Carpeted.

Bathroom 5'7" x 12'6" (1.71m x 3.83m)



UPVC window to rear and side. Spot lights. Vinyl flooring. Heated towel rail. Radiator. Oval bath with tap and shower attachment over. Pedestal wash hand basin. Toilet.

Outside



Front: Gravel driveway to front leading to the front door and garage/workshop.

Rear: Enclosed by timber fencing. Lawn area. Patio area. Well established trees and bushes.

Workshop/Garage 16'0" x 12'1" (4.88m x 3.69m)



Timber doors to front. Power and light connected. French doors to rear.

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: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic tank

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 Limited over Voice and Data.

Vodafone is Limited over Voice but None over 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 - 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: TBC

has authority to make or give representation or warranty in respect of the property. These details are subject to change.

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

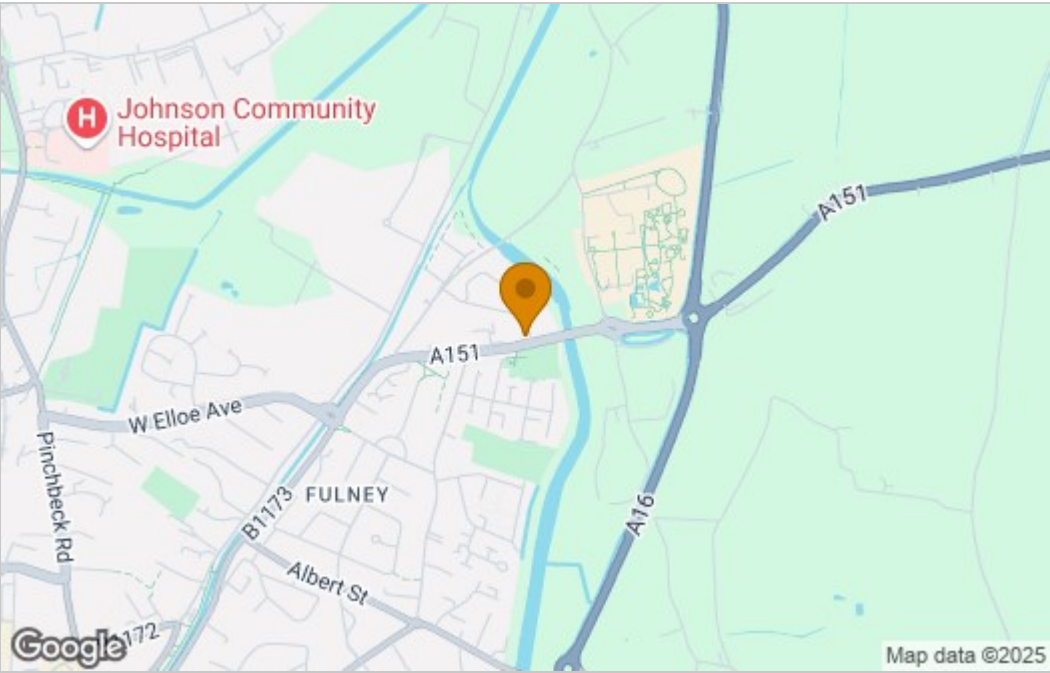
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment

Floor Plan



Please note this floor plan is for marketing purposes and is to be used as a guide only.

Area Map



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

