



19 Bluebell Close, Spalding, PE11 3GT

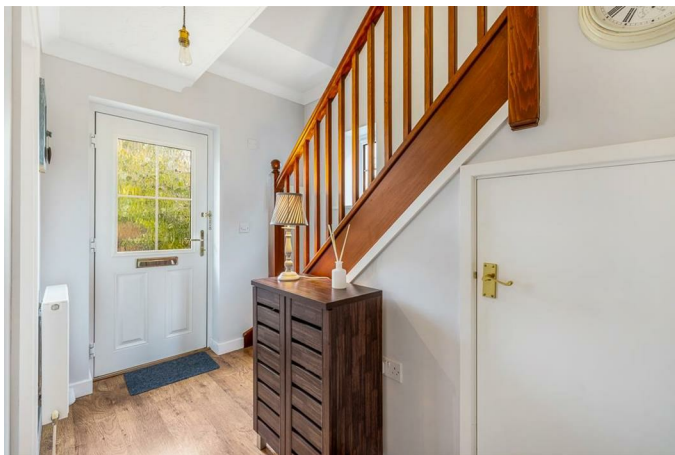
£167,500

- Peaceful cul-de-sac location at the end of Bluebell Close
- Beautifully maintained front and rear gardens with a welcoming and relaxing feel
- Just a stone's throw from Vernatts Drain, with scenic walks and green open spaces nearby
- Two well-proportioned bedrooms, ideal for first-time buyers or downsizers
- Allocated off-road parking to the rear of the property
- No onward chain, offering a smooth and straightforward purchase

Charming Two-Bedroom Home on Bluebell Close, Spalding – No Onward Chain.

Tucked away at the end of a peaceful cul-de-sac, this delightful two-bedroom home enjoys a prime position just moments from the scenic walks along Vernatts Drain and surrounding green open spaces. The property boasts well-maintained front and rear gardens, thoughtfully planted to create a welcoming and tranquil outdoor space. With allocated off-road parking to the rear and no onward chain, this is a fantastic opportunity for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended.

Entrance Hall 9'8" x 6'9" (2.97m x 2.06m)



Composite glazed entrance door. PVC double glazed window to side. Coving to ceiling. Laminate flooring. Radiator. Stairs to first floor landing. Understairs storage cupboard. Doors to kitchen, lounge and cloakroom.

Cloakroom



PVC double glazed window to side. Coving to ceiling. Radiator. Vinyl flooring. Fitted close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap and tiled splash back.

Lounge 12'11" x 16'3" (3.96m x 4.97m)



PVC double glazed window and French doors to rear. Coving to ceiling. Radiator. Laminate flooring.



Kitchen 7'4" x 9'1" (2.24m x 2.78m)

PVC double glazed window to front. Coving to ceiling. Radiator. Vinyl flooring. Fitted with a matching range of base and eye level units with roll edge work surface, matching upstand and tiled splash back. Four ring Neff gas hob with stainless steel splash back. Neff extractor hood. Integrated Neff oven and grill. Space for fridge/freezer. Space and plumbing for washing machine. Stainless steel sink and drainer with chrome mixer tap over. Main gas central heating boiler.

**First Floor Landing**

Coving to ceiling. Loft access. Doors to bedrooms and bathroom.

Bedroom 1 10'7" x 12'0" (3.23m x 3.67m)

PVC double glazed window to front. Coving to ceiling. Radiator. Built in wardrobe with fitted shelf and hanging rail.



Bedroom 2 9'8" x 8'10" (2.96m x 2.70m)

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

Bathroom 9'8" x 7'0" (2.97m x 2.15m)

PVC double glazed window to rear. Coving to ceiling with recessed spot lighting. Extractor fan. Shaver point. Tiled flooring. Wall mounted heated towel rail. Fitted with a four piece suite comprising walk in shower enclosure with glass screen and door, chrome thermostatic shower riser with rainfall head and hand held attachment. Panelled bath with chrome mixer tap over and tiled splash back. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over and tiled splash back.

**Outside**

A block paved path leads through the metal railings and gate to the front door with canopy and through the side gate to the rear garden. The rear garden is enclosed by timber fencing. Laid to lawn with a patio seating area. Footpath leading to the rear gate where there is allocated off road parking for 1 vehicle. The rear garden is well stocked with plants and shrubs. There is external lighting and cold water tap available.



Property Postcode

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

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: A

Annual charge: No

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 Likely 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: Allocated parking

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:

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.

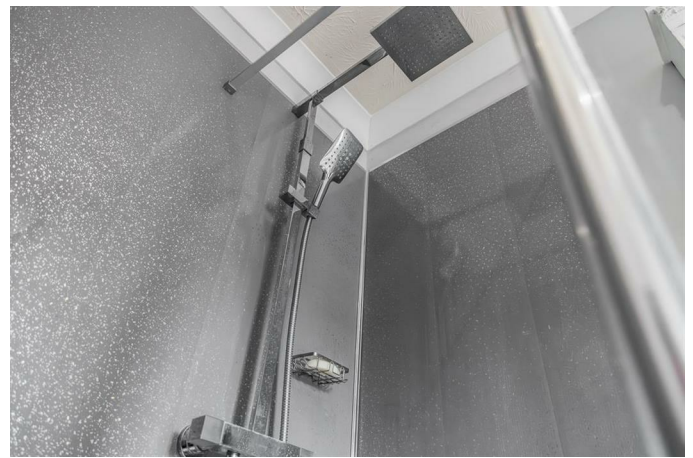
Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

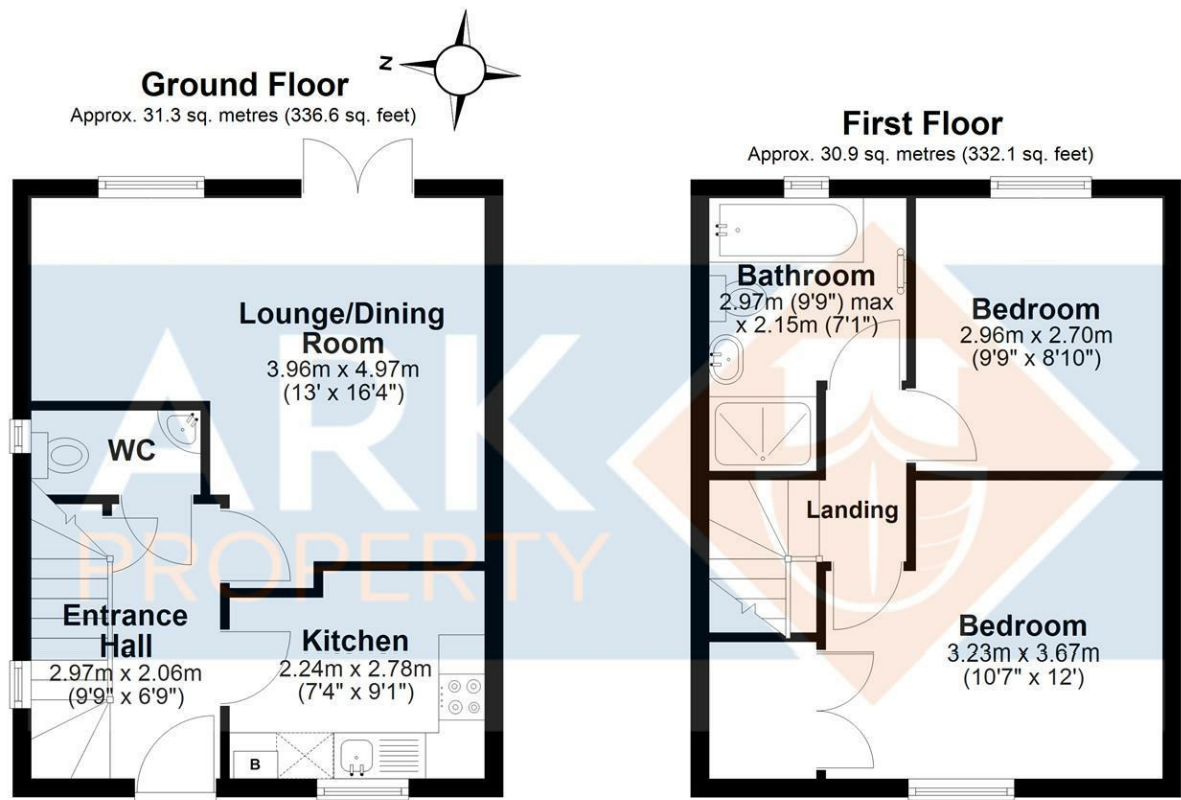
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

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.



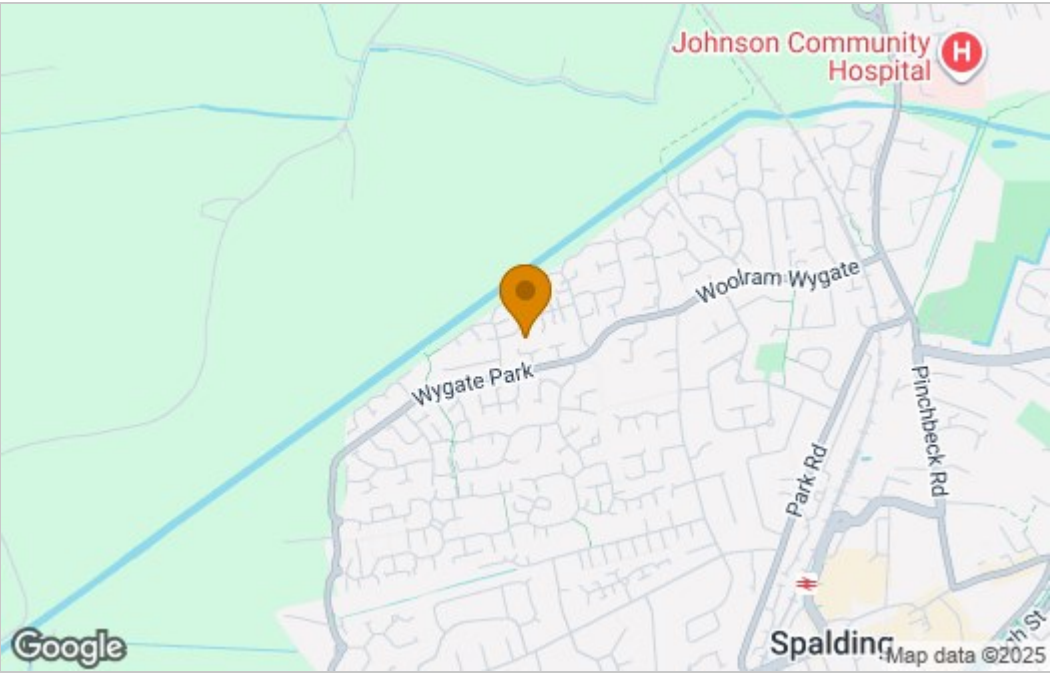
Floor Plan



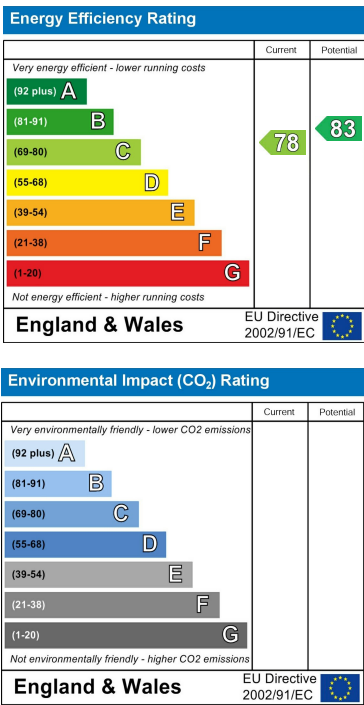
Total area: approx. 62.1 sq. metres (668.7 sq. feet)

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Area Map



Energy Efficiency Graph



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