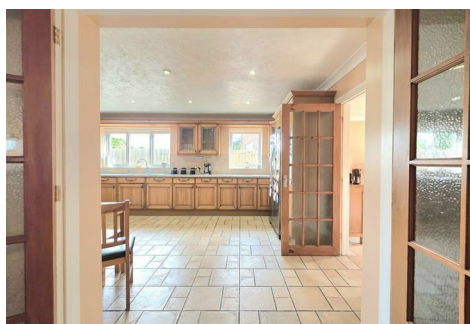




Tidswell Bungalow Burr Lane, Spalding, PE12 6AZ

£300,000

- Spacious detached bungalow offering generous room sizes throughout
- Peaceful edge-of-town location with a semi-rural feel
- Excellent transport links with easy access to Peterborough
- Versatile loft conversion – ideal as an office, playroom, or hobby room
- Flexible layout suitable for families, downsizers, or home-based workers
- Viewing essential to appreciate the space available

Spacious Detached Bungalow on the Edge of Spalding.

Located on the outskirts of Spalding, this impressive detached bungalow offers generous living space throughout, perfect for families or those seeking room to relax and entertain. Positioned in a peaceful setting with easy access to Peterborough, the property combines rural charm with commuter convenience. Inside, you'll find spacious, well-proportioned rooms and a versatile loft conversion ideal for use as a home office, playroom, or hobby space. A rare opportunity to enjoy comfortable, flexible living in a sought-after edge-of-town location.

Entrance Hall



Composite glazed entrance door to front, laminate flooring, radiator, loft access.

Lounge 25'3" x 11'3" (7.72m x 3.45m)



PVCu double glazed windows to front and side, coving to ceiling, radiator, spiral staircase leading to loft conversion.



Sitting Room 17'1" x 11'6" (5.21m x 3.53m)



PVCu double glazed window to front, coving to ceiling, radiator, feature fireplace.



Kitchen Diner 19'5" x 11'8" (5.94m x 3.58m)



PVCu double glazed windows to side, coving to ceiling with recessed spotlighting, tiled flooring, radiator. Fitted with a matching range of base and eye level units with worktop space and tiled splashbacks, integrated washing machine, integrated dishwasher, freestanding Range style cooker with built in extractor hood over, composite sink and drainer with chrome mixer tap over, space for American style fridge freezer.



Dining Room 19'5" x 11'8" (5.94m x 3.58m)



Coving to ceiling, laminate flooring, built in cupboard. Doors to kitchen, lounge and hallway.



Lobby 11'8" x 11'3" (3.58m x 3.45m)



Ideal as an entrance , boot room or utility. PVCu double glazed window and door to side, coving to ceiling, tiled flooring, radiator, wall mounted mains gas central heating boiler.



Bedroom 12'5" x 10'5" (3.81m x 3.2m)



Bedroom 9'4" x 6'11" (2.85m x 2.13m)



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: 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 None Data. Vodafone is None 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

Building safety issues: No

Restrictions: No

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.



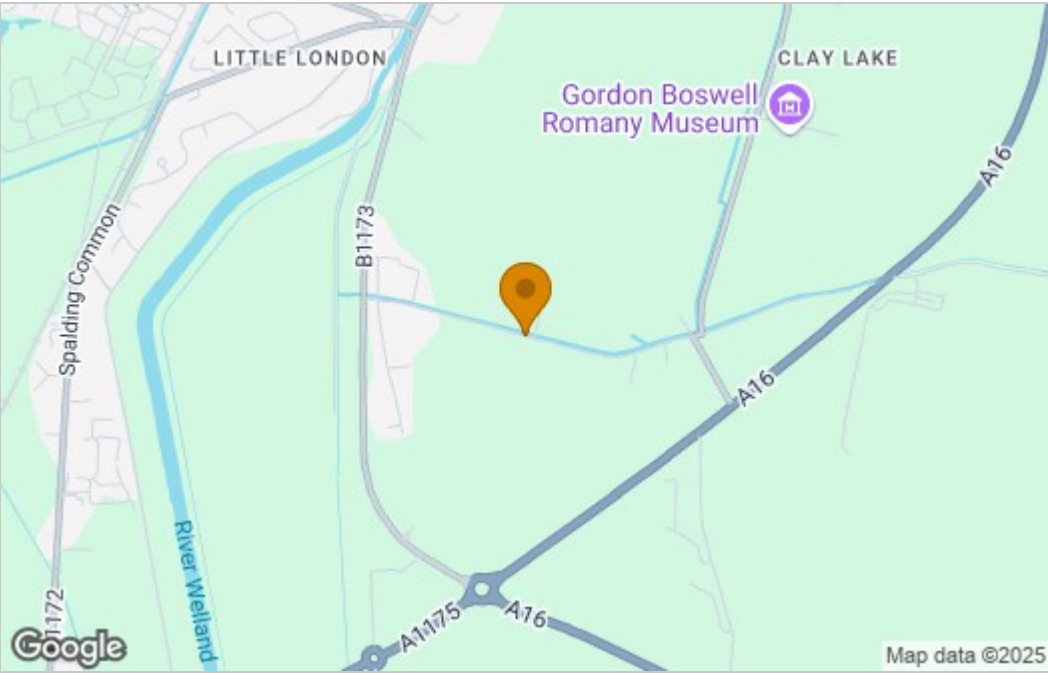


Floor Plan



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

Area Map



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Energy Efficiency Graph

