



80 Churchfield Close, Deeping St. James, PE6 8PP

£180,000

- Two-bedroom semi-detached home
- Tucked away at the end of a quiet cul-de-sac
- Ground floor WC and spacious lounge with garden access
- Enclosed rear garden with timber shed
- Allocated parking and close to local recreation area
- No onward chain

Situated at the end of a quiet cul-de-sac in the popular village of Deeping St James, this well-presented two-bedroom semi-detached home is offered for sale with no onward chain. Ideally located close to a recreation area, the property is perfect for first-time buyers or those looking to downsize.

The accommodation comprises an entrance hall with built-in storage, a convenient ground floor WC, a fitted kitchen to the front and a spacious lounge with doors opening onto the enclosed rear garden. To the first floor are two bedrooms and a family bathroom.

Outside, the property benefits from allocated parking to the front and an enclosed rear garden with a timber shed, providing useful outdoor storage.

An excellent opportunity to purchase a well-positioned home in a sought-after location with the added advantage of no onward chain.

Entrance Hall

Composite glazed entrance door. Coving to skimmed ceiling. Vinyl flooring. Radiator. Wall mounted electric consumer unit. Alarm panel. Stairs to first floor landing. Under stairs storage. Built in storage cupboard with fitted shelves and hooks.

Cloakroom



Skimmed ceiling. Extractor fan. Vinyl flooring. Radiator. Fitted close coupled toilet with push button flush. Pedestal wash hand basin. Tiled splashbacks.

Kitchen 11'3" x 7'8" (3.45m x 2.34m)



PVC double glazed window to front. Skimmed ceiling. Vinyl flooring. Radiator. Fitted with a matching wall and base units with roll edge work surfaces over. Tiled splash back. Four ring gas hob with extractor hood over. Integrated electric oven and grill. Space and plumbing for washing machine and dishwasher.



Lounge 13'10" x 11'10" (4.24m x 3.63m)



PVC double glazed sliding patio door leading to the rear garden. Coving to skimmed ceiling. Vinyl flooring. Radiator.

First Floor Landing



Skimmed ceiling. Radiator. Loft access. Doors to bedrooms and bathroom. Built in airing cupboard with wall mounted mains gas central heating boiler.



Bedroom 1 14'0" x 10'7" (4.27m x 3.23m)



PVC double glazed window to front. Skimmed ceiling. Radiator.



Bedroom 2 14'0" x 10'5" (4.27m x 3.20m)



PVC double glazed window to rear. Skimmed ceiling. Built in wardrobe with shelf and hanging rail. Radiator.



Bathroom



Skimmed ceiling. Extractor fan. Vinyl flooring. Radiator. Shaver point. Bathroom cabinet. Fitted panelled bath with chrome mixer tap and shower attachment. Glass shower screen. Close coupled toilet with push button flush. Pedestal wash hand basin.

Outside



There is allocated off road parking to the front. Side timber gate leading to the rear garden. The rear garden is enclosed by timber fencing. Laid to lawn. Patio seating area. Timber garden shed. Outside power points. Cold water tap.



Property Postcode

For location purposes the postcode of this property is: PE6 8PP

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: B

Charges: Service charge - £26.77 per month, paid to NCHA

Property construction: Timber frame with brick façade

Electricity supply: Mains

Solar Panels: No

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

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 Variable over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Variable over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: One allocated parking space

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface Water- very low, Rivers and Sea- very low, Groundwater- flooding from groundwater is unlikely in this area. Reservoirs- there is a risk of flooding from reservoirs in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council for any relevant planning applications in the area.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C78

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



Please note that the floorplan is provided for illustrative purposes only and is intended as a guide to the layout and dimensions of the property.

Area Map



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Energy Efficiency Graph

