



## 18 Churchill Drive, Spalding, PE11 2RL

**£240,000**

- Popular location of Spalding
- Backing on to the river
- Ample parking leading to garage
- Conservatory overlooking garden
- Nice flowing layout
- In need of slight modernisation
- Shower room
- No forward chain

Located on a popular road in Spalding, Churchill Drive has long been an area of high demand, thanks to its convenient links into town and the pleasant riverside walks just behind the property. This bungalow makes a wonderful first impression, offering a warm and welcoming feel along with a well-designed, flowing layout. With three bedrooms and a comfortable living space, it would make a lovely home for a wide range of buyers. Offered for sale with no onward chain, this is a fantastic opportunity to secure a desirable bungalow in a sought-after location.

#### Entrance Hall 4'5" x 10'4" (1.37m x 3.17m)



UPVC door to side with glazed side panel. Radiator. Carpeted.

#### Lounge 17'9" x 9'6" (5.43m x 2.91m)



Sliding patio doors to rear. Feature brick wall with inset fire place with wooden mantle piece. Radiator. Carpeted.

#### Dining Room 7'10" x 12'0" (2.40m x 3.66m)



Sliding patio doors to rear. Radiator. Carpeted.

#### Kitchen 11'3" x 11'0" (3.44m x 3.37m)



UPVC window to side. Matching base and eye level units with work surface over. Composite sink unit with drainer and mixer tap. Four ring gas hob with extractor fan above. Built in eye level oven and grill. Space for fridge. Space and plumbing for washing machine. Radiator. Wood effect flooring. Airing cupboard with hot water cylinder.

#### Conservatory 13'4" x 9'10" (4.08m x 3.00m)



Wooden and UPVC construction. Sliding doors to garden. Ceiling fan. Wood effect flooring.

**Bedroom 1 12'0" x 11'7" (3.67m x 3.54m)**

UPVC window to front. Radiator. Carpeted. Built in sliding door wardrobes with hanging rail and shelving.

**Bedroom 2 7'10" x 11'10" (2.41m x 3.63m)**

UPVC window to front. Radiator. Carpeted. Built in sliding door wardrobes with hanging rail and shelving.

**Bedroom 3 7'10" x 11'7" (2.39m x 3.54m)**

UPVC window to side. Radiator. Carpeted. Built in sliding door wardrobe with hanging rail and shelving.

**Shower Room 5'1" x 8'1" (1.56m x 2.48m)**

UPVC window to side. Corner shower cubicle with shower over. Wash hand basin and toilet with built in vanity unit. Radiator. Carpeted.

**Outside**

The front of the property has a block paved driveway leading to the single garage. Lawn area with shrub borders. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing. Patio area. Lawn area. Gravel areas with feature stones. Established trees and shrubs. Timber gate leading to the river bank.

**Garage 21'8" x 8'6" (6.61m x 2.61m)**

Up and over vehicular door to front. Power and light connected. Pedestrian door to rear. Boiler.

**Property Postcode**

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

**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

Annual charge: No

Property construction: Brick built

Electricity supply: British Gas

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: 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: B69

### 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

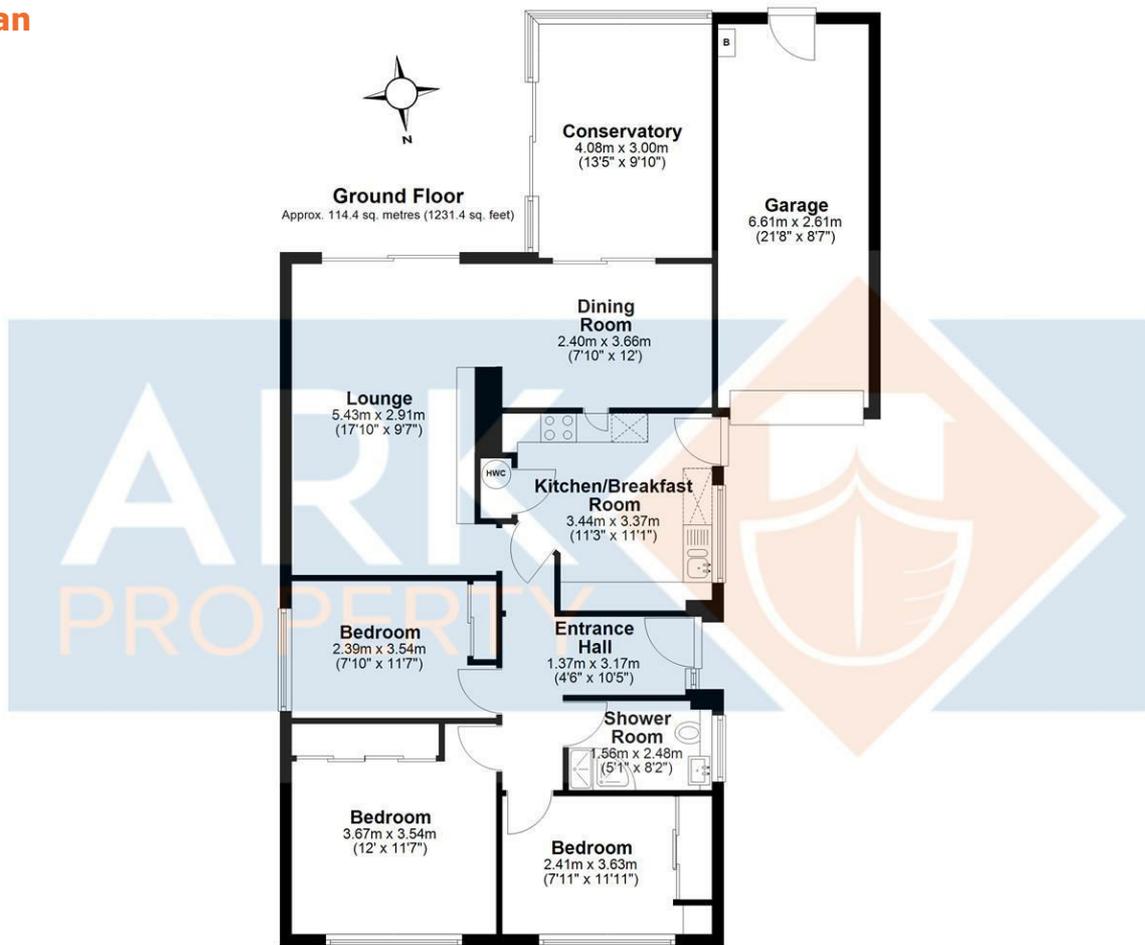
We can also offer full Financial and Solicitor services.

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

## Floor Plan



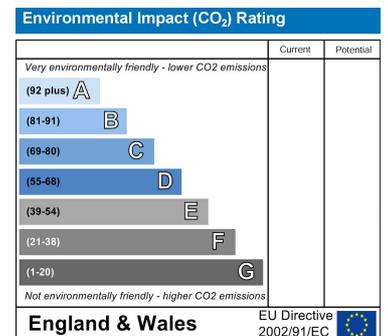
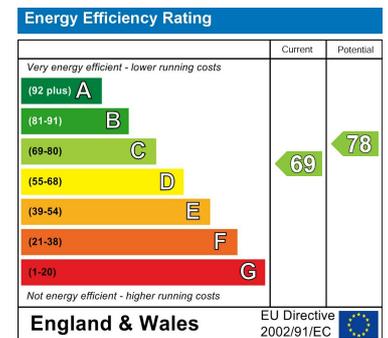
Total area: approx. 114.4 sq. metres (1231.4 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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