



2 Mallard Road, Low Fulney, PE12 6ND

£280,000

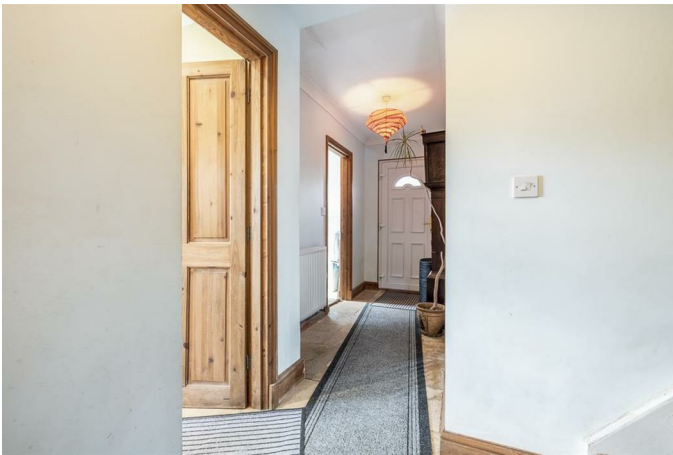
- Detached chalet occupying a generous plot in a sought-after non-estate location.
- Gated horseshoe driveway providing ample off-road parking.
- Extensive gardens offering excellent outdoor space and privacy.
- Spacious lounge and kitchen/diner ideal for everyday living.
- Flexible accommodation with a ground floor bedroom and bathroom, plus two first floor bedrooms.
- An individual home, perfect for buyers looking for something a little different.

Occupying a generous plot in the sought-after non-estate location of Mallard Road, Low Fulney, this individual detached chalet offers an excellent opportunity for buyers seeking something a little different. Set behind a gated horseshoe driveway and surrounded by extensive gardens, the property enjoys a wonderful sense of space and privacy.

The well-presented accommodation comprises an entrance hallway, a comfortable lounge, a spacious kitchen/diner, a ground floor bedroom and bathroom, whilst the first floor offers two further bedrooms. Externally, the impressive plot provides ample parking, established gardens and plenty of potential for keen gardeners or families to enjoy.

A unique home in a desirable setting, ideal for those looking for a characterful property away from a modern estate development.

Entrance Hall



Entrance door. Skimmed and coved ceiling. Tiled flooring. Radiator. Understairs cupboard. Stairs to first floor landing.

Bathroom 10'10" x 6'7" (3.31m x 2.01m)



PVC double glazed window to side. Skimmed and coved ceiling. Extractor fan. Tiled flooring. Heated towel rail. Partially tiled walls. Fitted with a four piece suite comprising toilet. Pedestal wash hand basin with mixer tap. Oval bath with mixer tap. Fully tiled shower enclosure with fitted thermostatic shower over. Storage cupboard with slatted shelving.

Lounge 12'4" x 25'1" (3.78m x 7.67m)



2 PVC double glazed windows to front. PVC double glazed French doors to side. Skimmed and coved ceiling. Inglenook fireplace with oak mantle and fitted multi fuel burner set on tiled hearth. Storage cupboard housing boiler and hot water cylinder.



Kitchen/Dining Room 18'8" x 9'3" (5.71m x 2.84m)



PVC double glazed windows to front and side. PVC double glazed door with glazed panel to side. Skimmed and coved ceiling. Tiled flooring. Radiator. Fitted with a range of base and eye level units with work surfaces over. Tiled splashbacks. Stainless steel sink with mixer tap. Space and plumbing for dishwasher and washing machine. Space for American style fridge freezer. Integrated induction hob with stainless extractor hood over. Integrated oven.



Bedroom 3 10'10" x 11'11" (3.32m x 3.64m)



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

First Floor Landing

PVC double glazed window to front. Skimmed ceiling. Doors to bedrooms.

Bedroom 1 10'2" x 12'11" (3.10m x 3.94m)



PVC double glazed window to side. Skimmed ceiling. Radiator. Built in wardrobe.

Bedroom 2 13'3" x 9'5" (4.04m x 2.88m)

PVC double glazed window to side. Skimmed ceiling. Access to loft space. Radiator. Built in wardrobe.

Outside



The front of the property has double five bar access gate leading on to 'in and out' driveway. Mainly laid to gravel with lawned area with a wide range of mature shrubs and trees. The side garden has a lawn with shrubs and trees. The rear garden is enclosed by timber fencing. Mainly laid to lawn with a wide range of mature shrubs and trees including fruit trees. Oil storage tank. Outside lighting. Cold water tap. Flagstone patio area. Garden shed.



Wooden Workshop 13'1" x 23'7" (3.99m x 7.21m)



Wooden double doors opening to front. Window to side. Power and light connected.

Wooden Summerhouse 9'3" x 15'2" (2.82m x 4.64m)



Timber construction. Double doors and windows to front. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE12 6ND

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: £140 approximately due to Fulney Road Management

Property construction: Brick built

Electricity supply: Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Oil 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 timber garage

Building safety issues: none

Restrictions: none

Public right of way: none

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: none

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: none

Coalfield or mining area: none

Energy Performance rating: E45

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.

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.

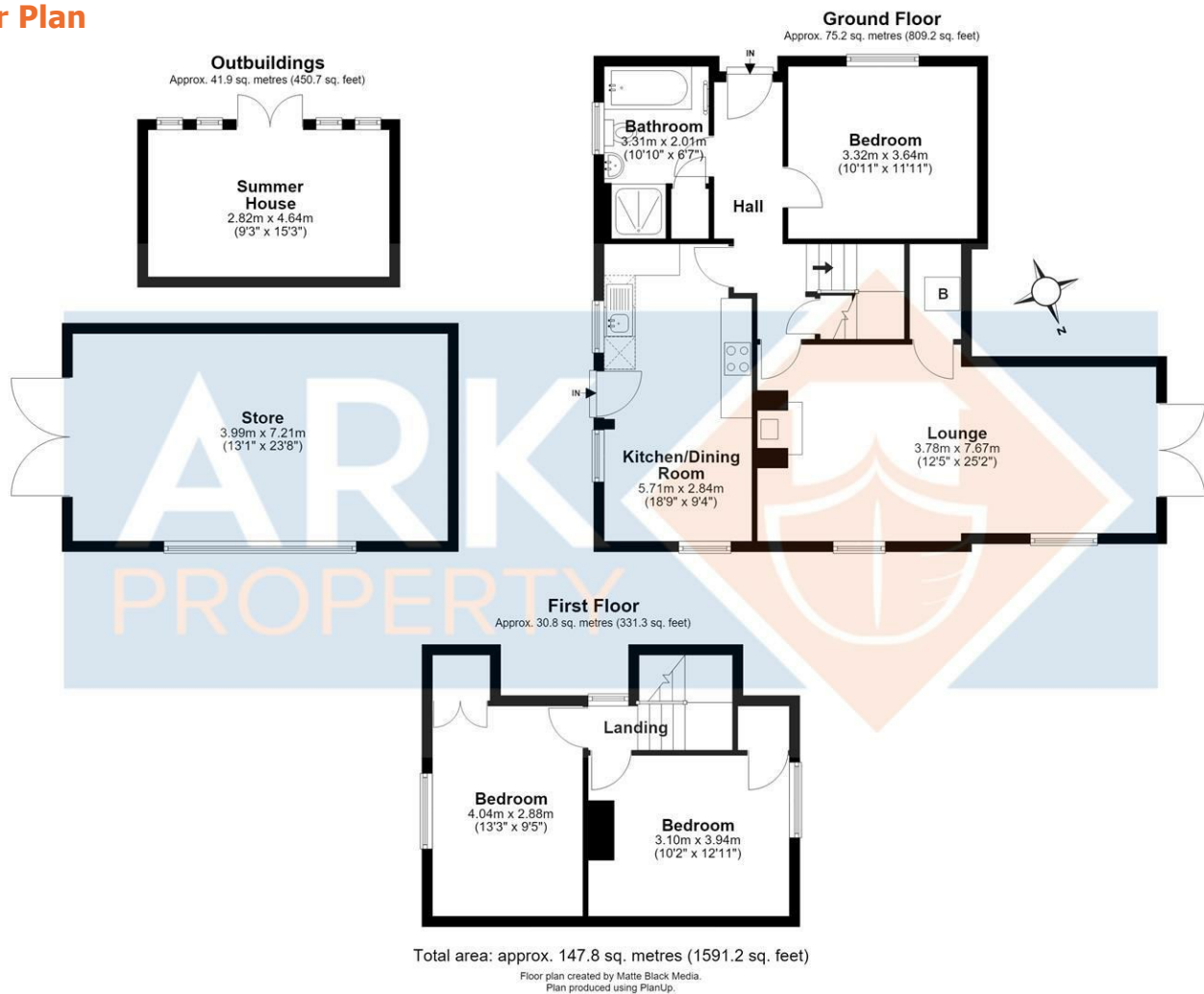
Disclaimer

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.

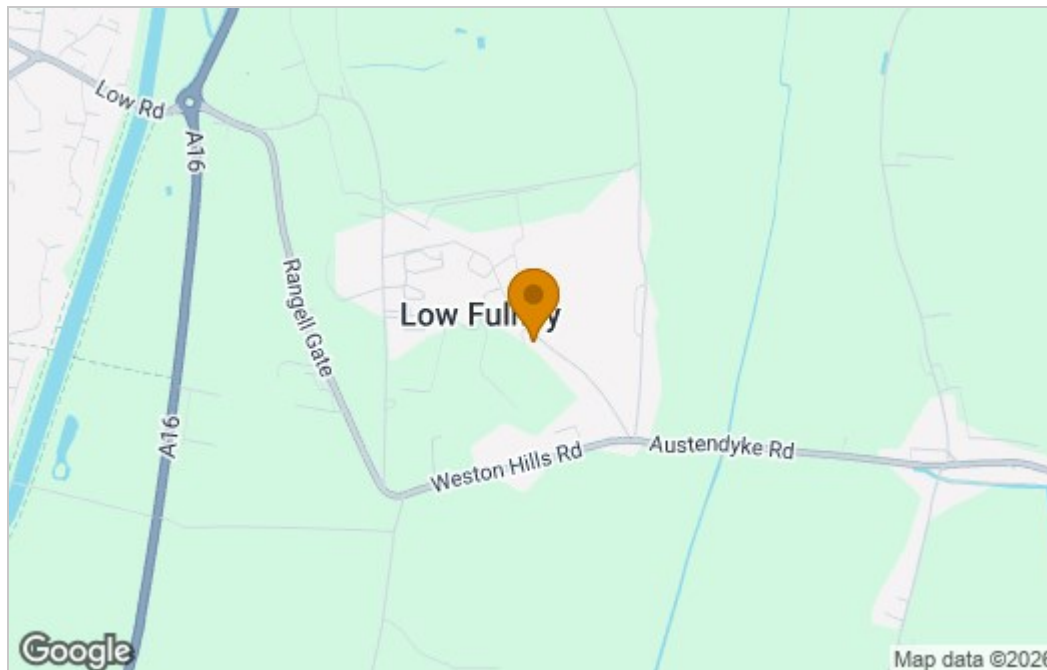




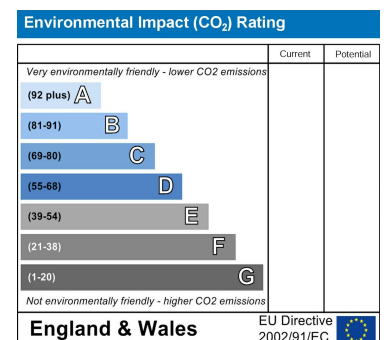
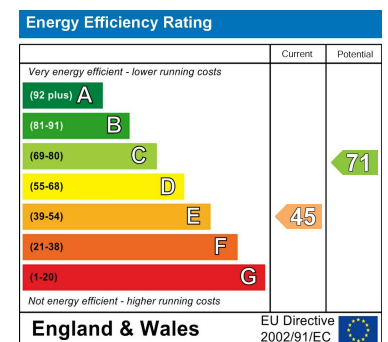
Floor Plan



Area Map



Energy Efficiency Graph



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