ARK PROPERTY









New Avondale Roman Bank, PE12 8BB

£279,000

- Stunning countryside views
- Open plan living
- Modern kitchen
- Neutral decor throughout
- Ample off road parking and garage
- Great size plot
- Well presented throughout
- Perfect space to side for caravan or motorhome
- Front to back 32ft living kitchen area
- Must view to be really appreciated

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Located in the peaceful area of Saracens Head, this stunning detached three bedroom bungalow has been beautifully modernised throughout, offering stylish open-plan living at its finest. The spacious kitchen, dining, and lounge area measuring over 32ft, creates the perfect space for modern family life, featuring neutral décor, wooden flooring, and a cosy log burner, ideal for both entertaining and relaxing.

There are three generous bedrooms, a modern family bathroom, and a handy utility area, all flowing seamlessly to create a practical and inviting home.

Outside, the property offers ample off-road parking to the front, a single garage, and an additional side space perfect for a caravan or motorhome. To the rear, a generous garden enjoys beautiful countryside views, a tranquil setting to unwind and enjoy the outdoors.

Entrance Porch

UPVC double glazed door to front. Two wooden doors leading to the entrance hall.

Entrance Hall 19'11" x 7'6" (6.08m x 2.31m)



Wooden flooring. Radiator. Loft access. Storage cupboard with shelving.

Open Plan Living 32'5" x 12'9" (9.90m x 3.90m)





UPVC double glazed window to the front. UPVC double glazed window to the rear. Matching base and eye level units with quartz worksurface over. Sink and drainer with mixer taps over. Integrated dishwasher. Electric oven and grill with a half sized electric oven grill above. Induction hob with extractor over. Wooden flooring. Radiator. Log burner.

Kitchen





Utility Room 8'11" x 8'10" (2.74m x 2.71m)



UPVC double glazed window to rear and UPVC double glazed door to side. Pedestrian door to garage. Space and point for American fridge freezer. Space and plumbing for washing machine. Space and point for dryer. Floor mounted oil boiler. Radiator. Tiled flooring. Storage cupboard.

Bedroom 1 11'10" x 10'0" (3.62m x 3.06m)



UPVC double glazed window to rear. Radiator. Wooden flooring.

Bedroom 2 10'0" x 10'0" (3.07m x 3.06m)



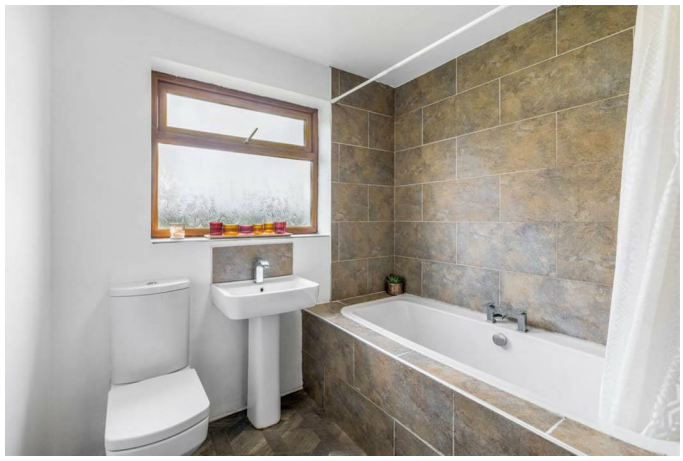
UPVC double glazed window to front. Radiator. Wooden flooring.

Bedroom 3 7'9" x 10'0" (2.38m x 3.06m)



UPVC double glazed window to side. Radiator. Wooden flooring.

Bathroom 8'5" x 7'6" (2.59m x 2.31m)



UPVC double glazed window to rear. Bath with mixer taps over and electric shower over. Pedestal wash hand basin with mixer taps over. Toilet with push button flush. Wall mounted heated towel rail. Airing cupboard. Tiled flooring.

Outside

The front of the property has a picket fence to the front and side along with hedging. Lawn area. Gravel off road parking and space for a caravan or motorhome to the side.
The rear garden is enclosed by fencing and shrubs to the side. Low level picket fencing to the rear with open field views. Lawn area. Patio seating area and the oil tank.

Garage 17'10" x 8'3" (5.44m x 2.54m)

Up and over vehicular door to front. Double glazed

window to side. Internal wooden door leading to utility room. Power and light connected. Fuse box and cold water tap.

Property Postcode

For location purposes the postcode of this property is: PE12 8BB

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.

Location

Saracens Head is a small and peaceful hamlet situated just off the A17, offering excellent transport links to nearby towns and cities. The popular market town of Holbeach is only a short drive away, providing a range of local amenities including supermarkets, shops, cafés, restaurants, doctors' surgeries, and leisure facilities.
Families will appreciate the proximity to well regarded schools, with the local primary school only a couple of minutes' drive from the property. The surrounding area is known for its friendly community, open countryside, and easy access to both Spalding and King's Lynn, making it an ideal location for those seeking a balance of rural charm and convenience.

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: Yes
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
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 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: D58

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

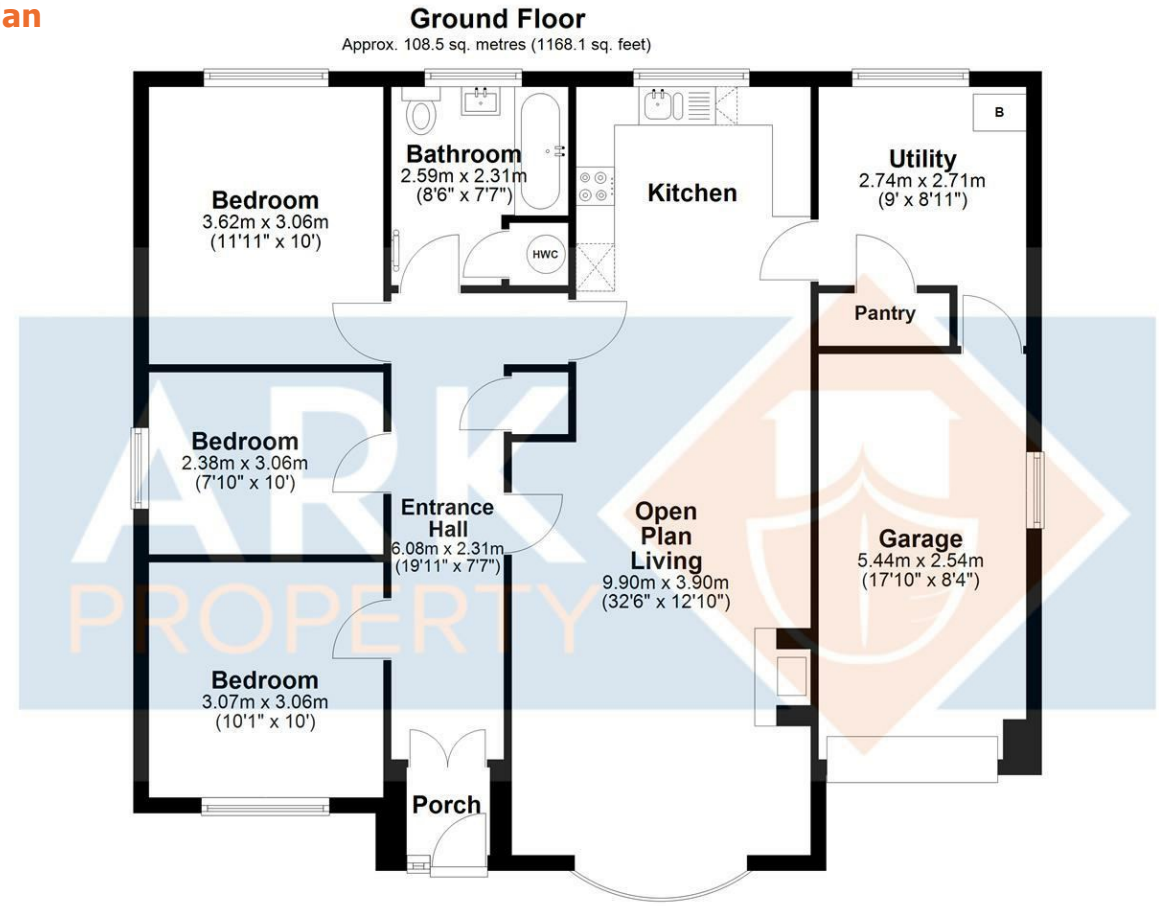
We can also offer full Financial and Solicitor services.

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.

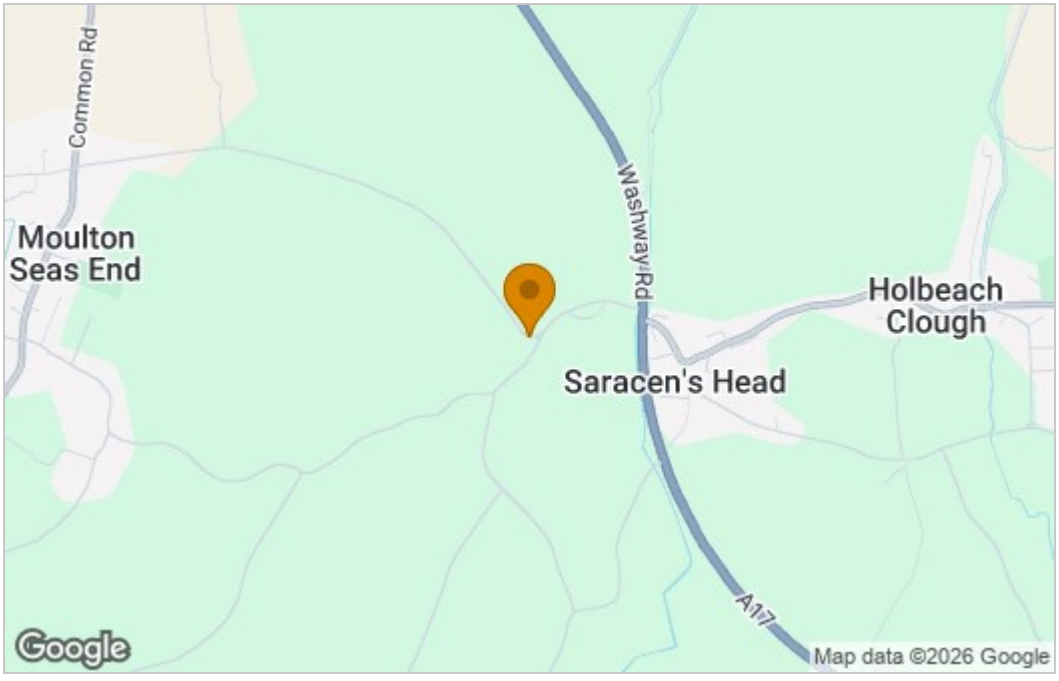
Floor Plan



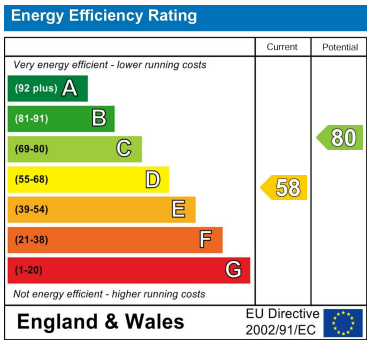
Total area: approx. 108.5 sq. metres (1168.1 sq. feet)

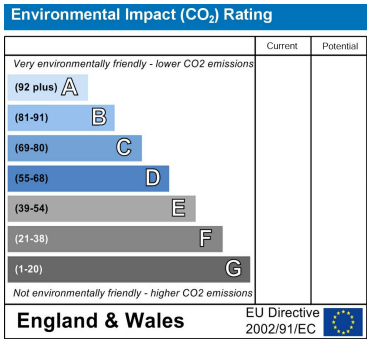
All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form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

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk https://www.arkpropertycentre.co.uk