ARK PROPERTY

19 Mulberry Way, Spalding, PE11 2QW

£360,000

- Detached two-bedroom bungalow within an exclusive Broadgate Homes development
- Generous principal bedroom with ensuite and dressing area
- Large L-shaped living area offering excellent living and entertaining space
- Kitchen/diner with adjoining utility room
- Family Bathroom
- Double garage, ample driveway parking and wrap-around garden
- Ideally situated for Spalding amenities and riverside walks – offered with no onward chain

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Situated within an exclusive development built by Broadgate Homes, this individually designed detached bungalow on Mulberry Way is ideally positioned for convenient access to Spalding's amenities and picturesque riverside walks.

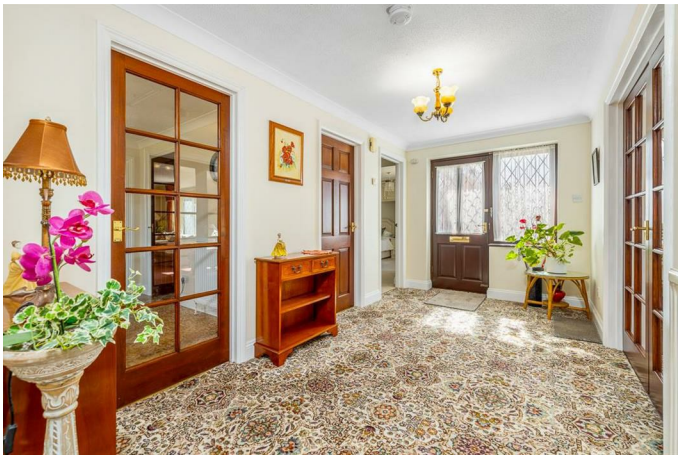
Originally planned as a three-bedroom bungalow, the property was redesigned from new to provide two particularly generous bedrooms. The principal bedroom benefits from an ensuite and dressing area, while the accommodation further comprises a spacious L-shaped living area, cloakroom, kitchen/diner with pantry and adjoining utility room and a family bathroom.

Externally, the property offers excellent parking with a substantial driveway leading to a double garage, together with an attractive wrap-around garden providing a good degree of outside space.

Offered for sale with no onward chain, this distinctive bungalow represents an excellent opportunity for those seeking spacious and versatile single-storey living in a desirable location.

Viewing is strictly by appointment with Ark Property Centre.

Entrance Hall 17'9" x 7'4" (5.43m x 2.26m)



Glazed entrance door to front with glazed side panel. Coving to ceiling. Loft access. Built in walk in cupboard with fitted shelf and hanging rail. Radiator.

Lounge 28'1" x 22'7" (8.56m x 6.90m)

Two PVC double glazed bay windows to front and PVC double glazed bay window to rear. Coving to ceiling. Two radiators. Exposed brick chimney breast with inset gas fire.

Kitchen/Dining Room 18'5" x 17'2" (5.63m x 5.24m)

PVC double glazed windows to side and rear. Coving to ceiling. French doors leading to garden. Wooden flooring. Radiator. Built in pantry cupboard with power, light and fitted shelving. Matching base and eye level units with roll edge work surfaces over. Tiled splash backs. Sink unit with drainer and mixer tap. Four ring electric hob with extractor hood over. Integrated eye level oven and grill. Integrated dishwasher. Integrated fridge. Door to utility.

Utility Room 7'9" x 6'5" (2.37m x 1.98m)

Door to side. Worktop space with space and plumbing for washing machine and tumble dryer.

Bedroom 1 11'10" x 17'1" (3.63m x 5.21m)

PVC double glazed window to side. Coving to skimmed ceiling. Radiator. Fitted range of bedroom furniture including wardrobes, over head storage, dressing table and bedside tables. Door to en-suite.

En-suite 3'11" x 9'5" (1.21m x 2.88m)

PVC double glazed window. Coving to ceiling. Extractor fan. Vinyl flooring. Radiator. Fitted shower enclosure with Mira shower. Close couple toilet. Pedestal wash hand basin. Shaver point. Partially tiled walls.

Bedroom 2 13'0" x 11'1" (3.97m x 3.38m)

PVC double glazed window to rear. Coving to ceiling. Radiator. Built in double door wardrobe.

Bathroom 8'9" x 7'4" (2.67m x 2.26m)

PVC double glazed window to rear. Coving to ceiling. Extractor fan. Radiator. Shaver point. Vinyl flooring. Fitted corner bath with chrome taps. Concealed cistern toilet and wash hand basin set in vanity unit with built in storage. Wall mounted mirror and shelving. Partially tiled walls.

Outside

The front of the property has a gravel driveway with hedges and shrub borders. Side gated access to the rear garden.
The rear garden is enclosed by timber fencing. Lawn area. Patio area. Established bushes and shrubs.

Garage 17'8" x 17'8" (5.40m x 5.40m)

Twin up and over doors. Window and door to rear. Boiler. Power and light connected.

Property Postcode

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

Additional Information

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

PLEASE NOTE:
The sale of the property is subject to the grant of probate.

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: E
Annual charge: No
Property construction: Brick built
Electricity supply: Scottish Power
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.
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Parking: Driveway and Double 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: C72

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

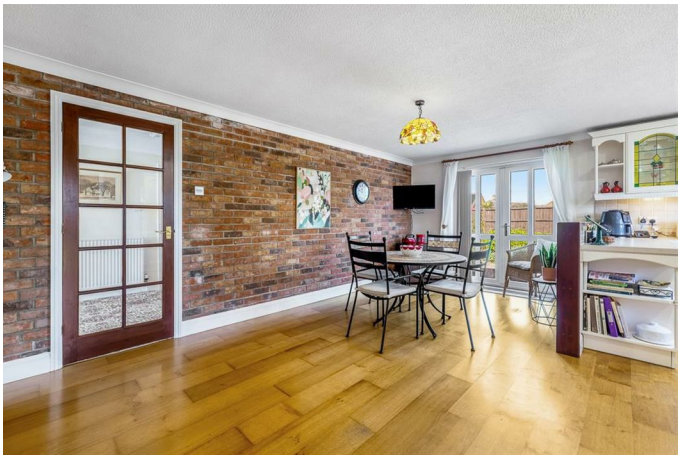
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

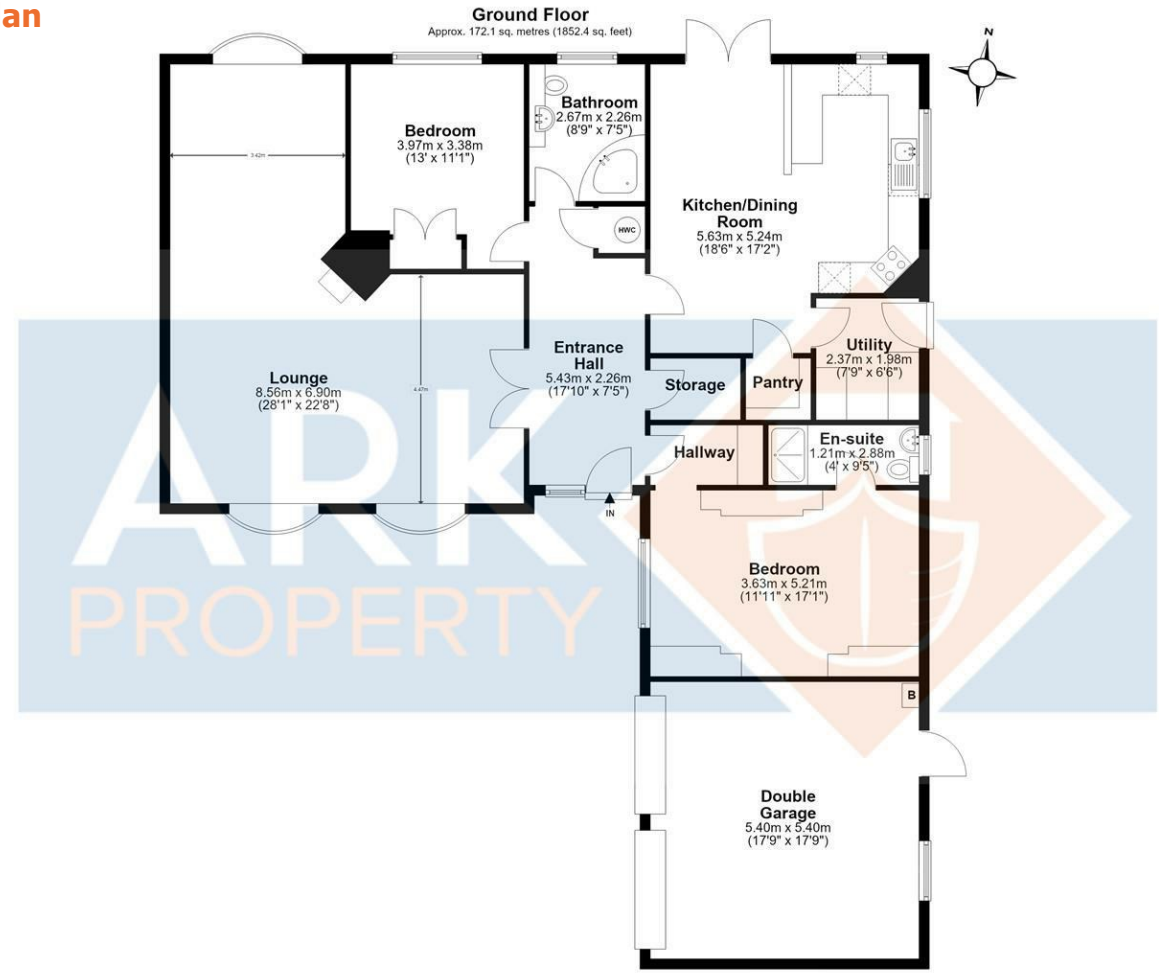
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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.



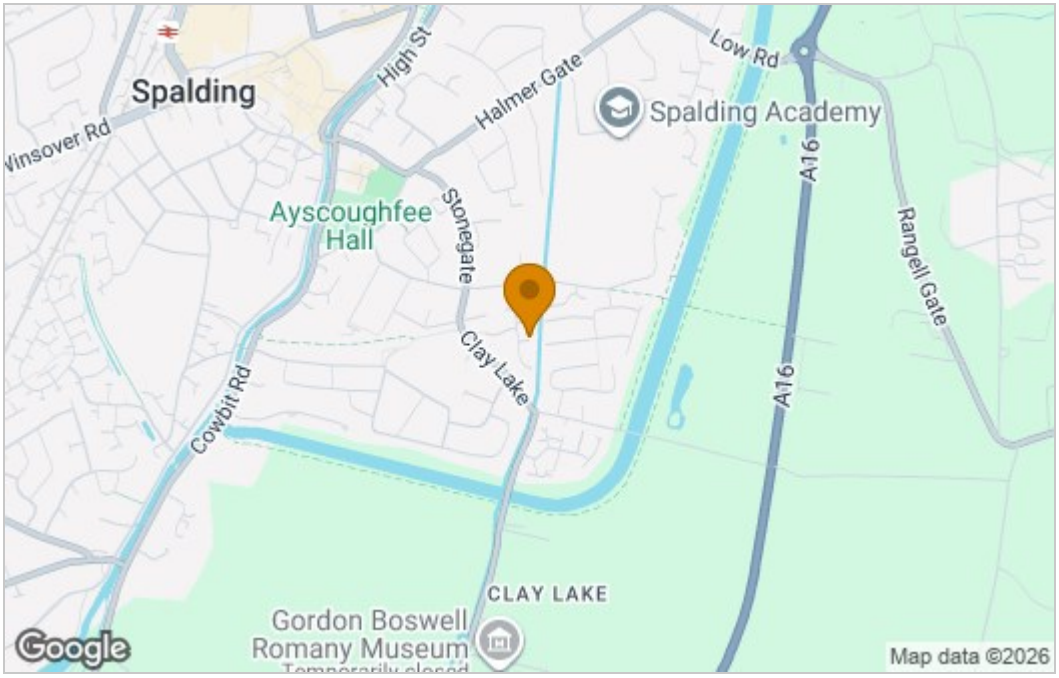
Floor Plan



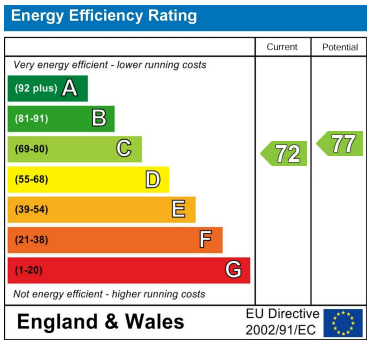
Total area: approx. 172.1 sq. metres (1852.4 sq. feet)

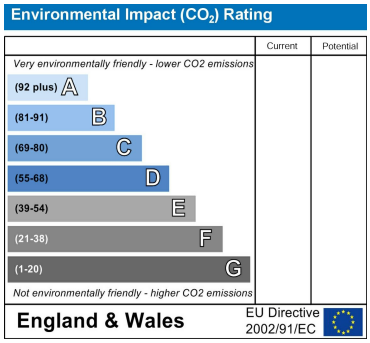
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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