ARK PROPERTY









50 Crown Drive, Spalding, PE11 2HU

£249,995

- Three bedroom detached bungalow in a popular residential location
- Recently improved including refitted kitchen, modern shower room and fresh décor throughout
- Lounge to the front with recently installed electric fireplace
- Kitchen to the rear overlooking the garden
- Garage connected via a covered walkway offering useful storage or potential utility space
- Block paved driveway to the front and landscaped rear garden with lawn, raised beds and timber shed

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

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

Situated on the popular Crown Drive in Spalding, this well-presented three bedroom detached bungalow has recently undergone a programme of improvements, offering buyers a home that is ready to move straight into. The property has been enhanced with a number of upgrades including a refitted kitchen, a modern shower room and fresh décor throughout, creating a bright and welcoming living environment.

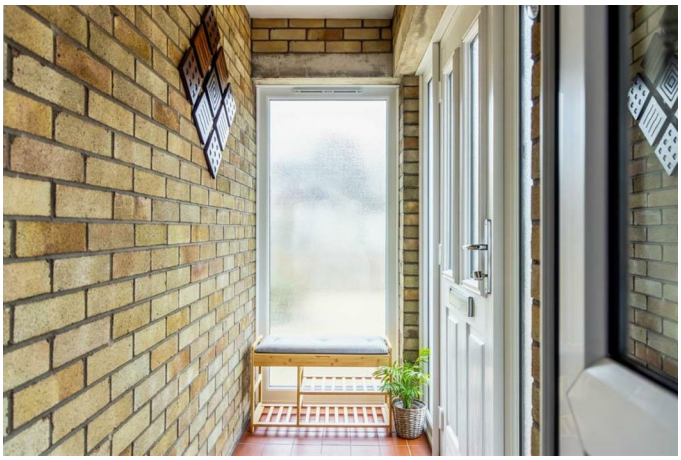
The internal accommodation briefly comprises an entrance porch which leads through to the main hallway. Positioned to the front of the property is a comfortable lounge, featuring a recently installed electric fireplace which provides an attractive focal point. To the rear of the bungalow is the modern kitchen, fitted with a range of units and enjoying views over the rear garden, making it a pleasant and practical space for everyday use.

The property offers three bedrooms, two of which are generous doubles, providing flexible accommodation that could also suit those looking for a home office or hobby room. A stylishly refitted shower room completes the internal layout.

Externally, the bungalow continues to impress. A walkway connects the property to the garage, which offers excellent additional storage space and could also be utilised as a utility area if desired. To the front of the property is a low-maintenance garden along with a recently laid block paved driveway providing off-road parking.

The landscaped rear garden provides a pleasant outdoor space to relax and enjoy, featuring a lawned area, raised beds ideal for planting, and a timber shed for additional storage. Overall, this is a well-maintained and improved bungalow in a desirable residential location, ideal for a range of buyers seeking single-storey living.

Entrance Porch

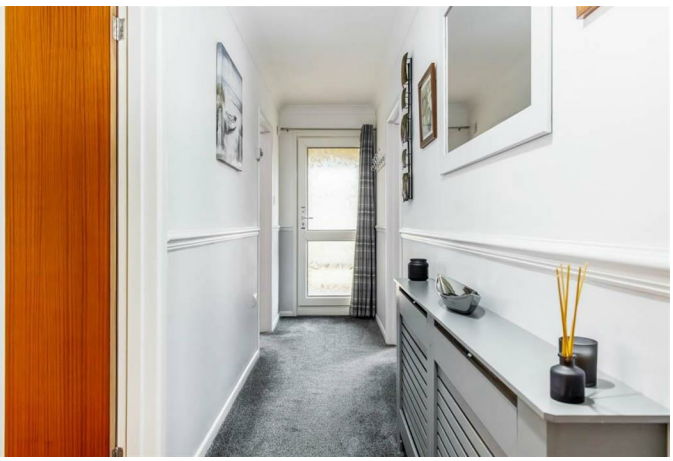


Composite glazed entrance door with glazed side panels, PVC double glazed window to front, tiled flooring, PVC double glazed door opening to hallway.

Entrance Hall



PVC double glazed door, radiator, loft access, doors to bedrooms, shower room, lounge and kitchen.



Lounge 14'9" x 12'0" (4.52m x 3.66m)



PVC double glazed window to front, radiator, electric fireplace.



Kitchen 12'7" x 10'5" (3.86m x 3.18m)



PVC double glazed window to rear and door to side. Fitted with a matching range of base and eye level units with worktop space and tiled splashback, four ring electric hob with stainless steel extractor hood over, stainless steel sink and drainer with chrome mixer tap over, integrated eye level oven and grill, space for fridge freezer, space and plumbing for washing machine.



Bedroom 1 12'9" x 10'5" (3.91m x 3.18m)



PVC double glazed window to front, radiator.



Bedroom 2 10'5" x 10'4" (3.18m x 3.15m)



PVC double glazed window to side, radiator.



Bedroom 3 10'0" x 7'10" (3.07m x 2.41m)



PVC double glazed window to rear, radiator.



Shower Room



PVC double glazed window to rear, fitted shower cubicle with sliding doors and mains thermostatic bar shower, concealed cistern toilet with push button flush and was hand basin set in vanity unit with built in storage.



Outside




There is a low maintenance frontage with recently installed block paved driveway leading to the single garage and entrance door. The rear garden is enclosed by timber fence and laid to lawn with planted borders and raised beds. There is outside cold water tap and timber storage shed available.



Garage

Double doors opening to front. Power and light connected. Inspection pit, ideal for working on vehicles.

Property Postcode

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

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: Eon Next
We have been advised by the vendors that the bungalow has undergone a full rewire in their ownership
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: D61

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.















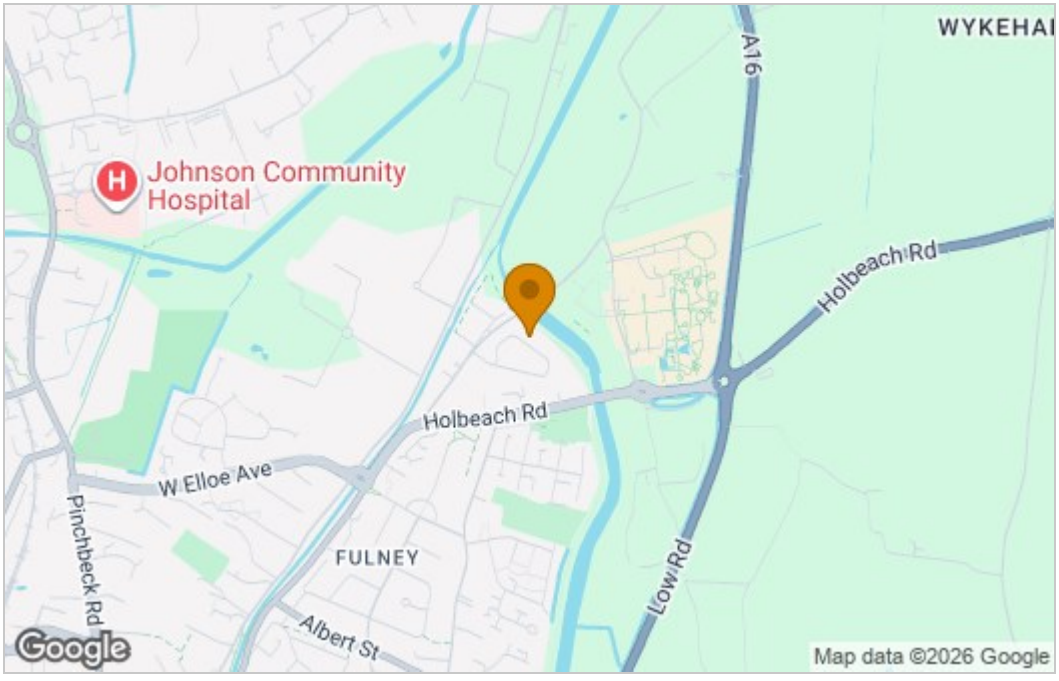




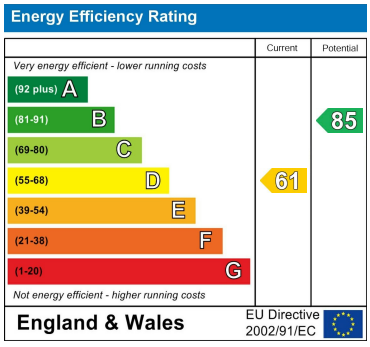
Floor Plan

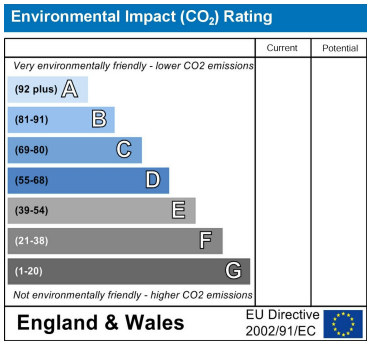


Area Map



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