



## 16 Fennell Road, Spalding, PE11 3RP

**£190,000**

- Two bedroom detached bungalow
- Village location
- Off road parking and garage
- Established large rear garden
- In need of modernising throughout
- Within easy access of Pinchbeck amenities
- Potential to make it something special
- Must view before missing out
- Nice flowing layout
- No forward chain

Two bedroom detached bungalow with Huge Potential in the Heart of Pinchbeck

Located in the sought-after village of Pinchbeck, this detached bungalow offers an exciting opportunity for those looking to modernise and create their dream home. Perfectly positioned in the heart of the village, the property boasts a generous and well-established garden, providing plenty of outdoor space and scope for further enhancement.

With no onward chain, this property is ideal for buyers eager to make a swift purchase and unlock its full potential. Early viewing is highly recommended, book your appointment today and imagine the possibilities this bungalow has to offer!

### Entrance Porch

Single brick construction with UPVC door and window to front. Window to both sides.

### Lounge 12'6" x 18'11" (3.83m x 5.79m)



UPVC window to front. Carpeted. Radiator. Fireplace with tiled surround. Serving hatch to kitchen

### Hallway



Doors to bedrooms, bathroom and kitchen.

### Kitchen/Breakfast room 9'11" x 15'11" (3.04m x 4.87m)



UPVC window to rear. Matching wall and base units with worktops over. Tiled splash backs. Stainless steel sink unit with taps over. Space and plumbing for washing machine. Space for free standing oven. Serving hatch to lounge. Built in pantry cupboard with shelving. Radiator. Vinyl flooring.

### Garden Room 5'8" x 12'7" (1.73m x 3.86m)



Lean to conservatory of wooden construction. Radiator. Carpeted.

### Utility Room 6'1" x 8'6" (1.86m x 2.60m)



Modern Boiler. Carpeted. Door to garage.

**Bathroom 5'10" x 5'11" (1.78m x 1.82m)**



UPVC window to rear. Bath with shower attachment over. Wash hand basin. Toilet. Radiator. Partially tiled walls. Vinyl flooring. Extractor fan.

**Bedroom 1 10'11" x 11'3" (3.33m x 3.44m)**



UPVC window to front. Radiator. Airing cupboard housing the hot water cylinder.

**Bedroom 2 10'7" x 8'0" (3.25m x 2.45m)**



UPVC window to rear. Radiator. Carpeted.

**Outside**



The front of the property has a lawn area and driveway leading to the garage. Side gated access to the rear garden.

The rear garden is mainly laid to lawn with established trees and bushes. Greenhouse. Timber storage shed.

**Garage 16'4" x 8'6" (5.00m x 2.60m)**



Wooden doors to front. Storage shelves.

**Property Postcode**

For location purposes the postcode of this property is: PE11 3RP

### 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

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 - very low. Rivers and the sea - very low. 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:

### 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.

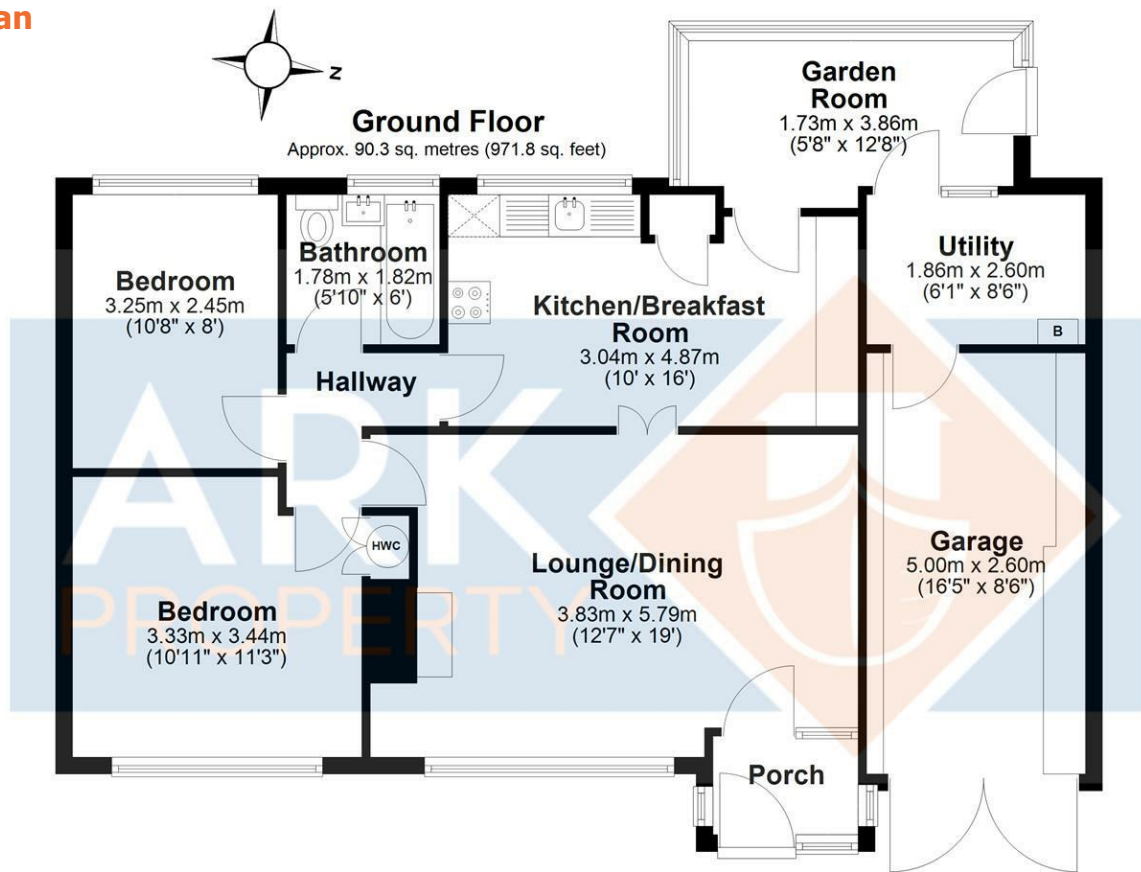
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may

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.

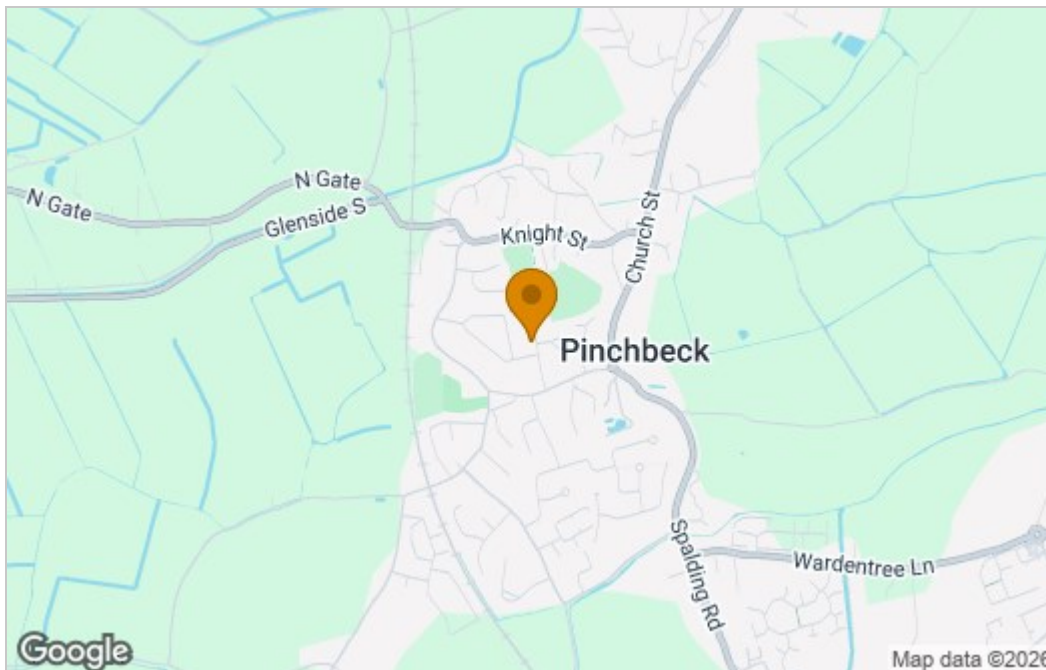
Floor Plan



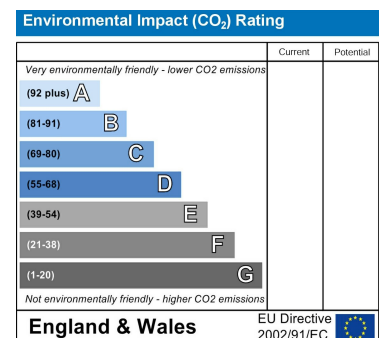
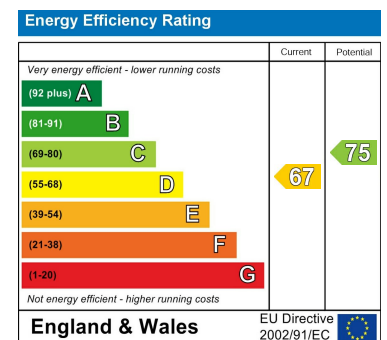
Total area: approx. 90.3 sq. metres (971.8 sq. feet)

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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