



## 42a Spalding Common, Spalding, PE11 3AU

**£360,000**

- Detached two-bedroom bungalow with flexible layout
- Originally three bedrooms – easily converted back if desired
- Open plan contemporary living with stylish, modern finishes
- Immaculately presented throughout – move-in ready condition
- Generous grounds offering excellent outdoor space
- No onward chain – hassle-free purchase opportunity

A beautifully presented two-bedroom detached bungalow situated in the sought-after location of Spalding Common. Originally configured as a three-bedroom home, the layout offers flexibility and could be easily reconfigured to suit your needs. This superb property boasts open plan contemporary living, combining modern style with comfort and space. Set on generous grounds and maintained in fantastic order throughout, it offers an ideal opportunity for a range of buyers. Offered for sale with no onward chain, early viewing is highly recommended.

**Entrance Porch**

Double glazed entrance door.

**Entrance Hall 21'1" x 5'10" (6.43m x 1.78m)**



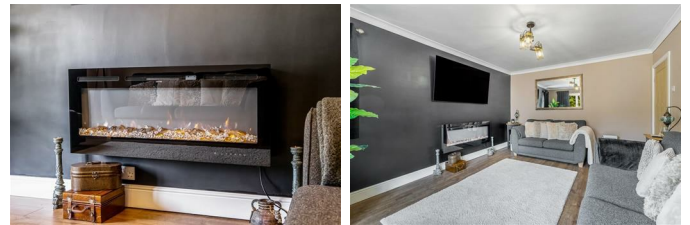
Single glazed wooden and stained glass front door with stained glass side panels. Radiators. Loft access. Wood effect flooring.



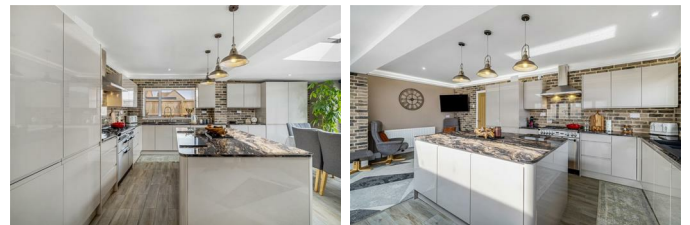
**Lounge 15'3" x 11'10" (4.67m x 3.63m)**



UPVC double glazed bay window to front and window to side. Feature fireplace. Wood effect flooring.



**Kitchen 8'11" x 21'1" (2.73m x 6.43m)**



UPVC double glazed window to side. Matching base and eye level units with work surfaces over. Composite sink and drainer with mixer tap over. Rangemaster oven and hob with stainless steel extractor hood over. Integrated fridge/freezer. Island unit with built in storage. Wood effect flooring.

**Dining Area 9'5" x 30'5" (2.88m x 9.28m)**



UPVC bi-fold doors to rear. French doors to side. Vaulted ceiling. Log burner. Space and plumbing for washing machine. Wood effect flooring.



**Bedroom 1 14'4" x 11'10" (4.38m x 3.63m)**



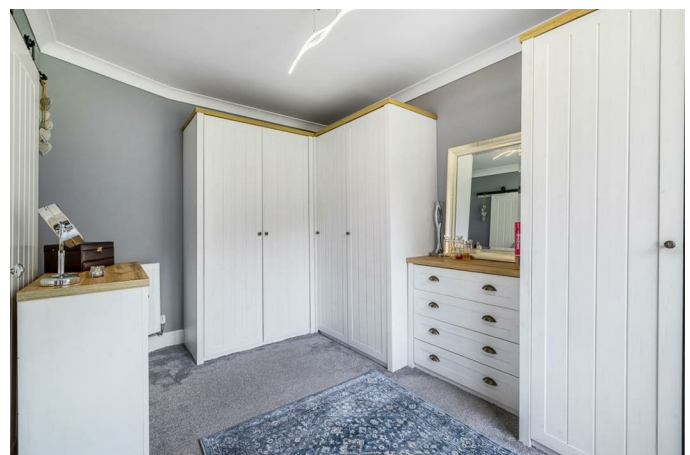
UPVC double glazed bay window to front and window to side. Radiator. Carpeted. Sliding doors opening to Dressing Room.



**Dressing Room 8'7" x 12'11" (2.64m x 3.94m)**



UPVC double glazed window to side. Fitted wardrobes. Radiator. Carpeted.



**Bedroom 2 8'8" x 12'9" (2.66m x 3.91m)**

UPVC double glazed window to side. Radiator. Carpeted.

**Bathroom 12'3" x 8'9" (3.75m x 2.67m)**

UPVC double glazed window to side. Large shower cubicle with rainfall head and separate shower attachment over. Bath with Wash hand basin and toilet set in vanity unit with built in storage. Airing cupboard. Heated towel rail. Extractor fan. Wood effect flooring.

**Outside**

Front: Enclosed by timber fencing and electric sliding entrance gate. Large gravel driveway giving off road parking for several vehicles. Access to the rear garden.

Rear: Enclosed by timber fencing. Lawn area wrapping around the property. Garden sheds. Vegetable patch.

**Timber Decking Area**

The timber decking wraps around the property to the rear. External lighting.

**Outside Seating Area 13'6" x 13'3" (4.13m x 4.04m)**

Timber construction with Perspex roof and concrete floor.



### Property Postcode

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

### Additional Information

The vendors are currently using Bedroom 3 as a Dressing Room but can be easily converted back to a bedroom if desired.

### 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.

### 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: D

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Cesspit

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 Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is None 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

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: E54

### 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**

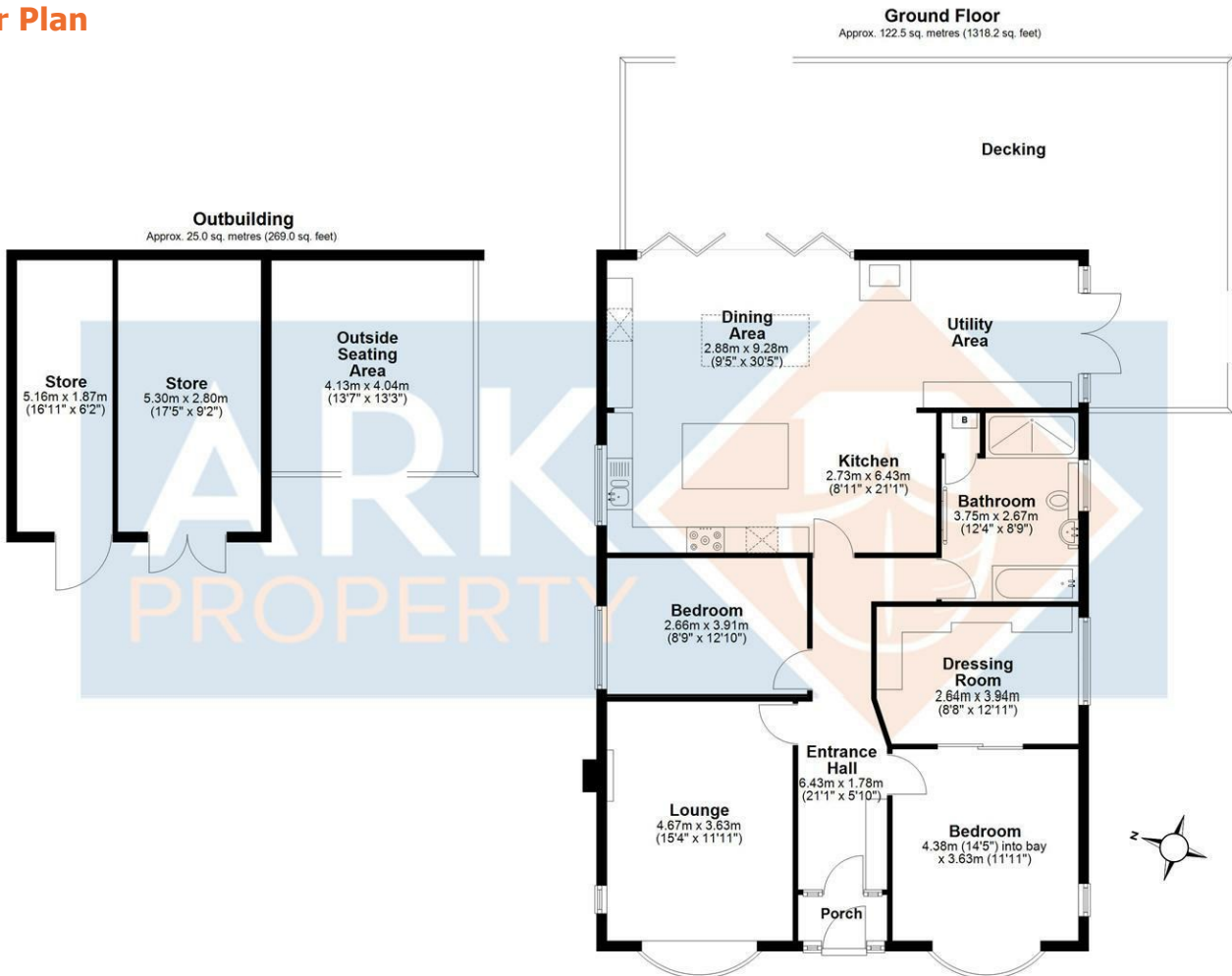
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **Disclaimer**

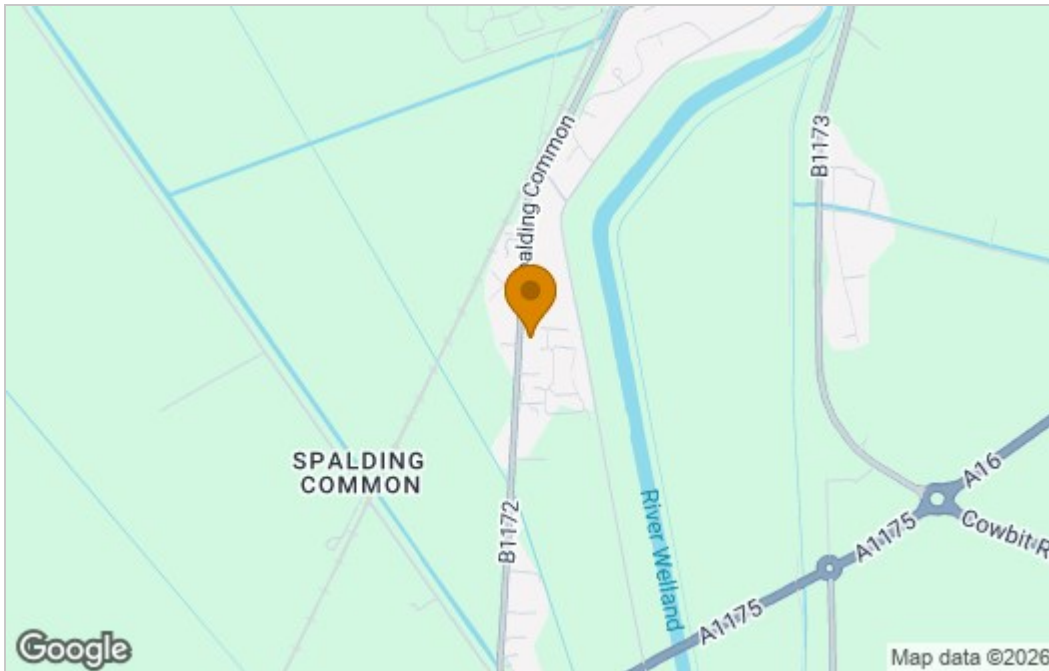
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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

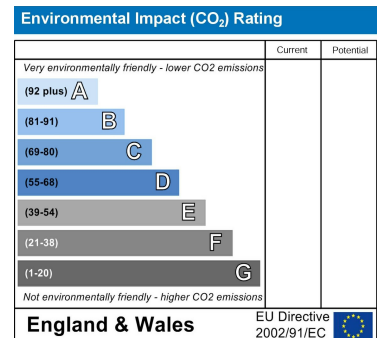
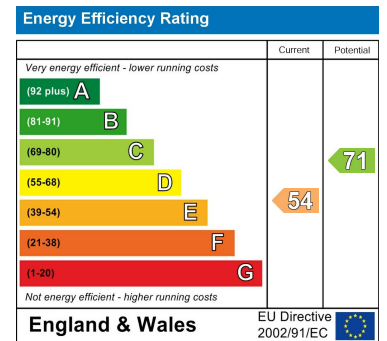


Total area: approx. 147.5 sq. metres (1587.2 sq. feet)

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 firm's 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>

