



## 12 Angelica Drive, Spalding, PE11 3GB

**Guide Price £375,000**

- Fantastic size plot
- Three double bedroom
- Re-fitted bathroom and en-suite
- Great frontage leading to a double garage
- Popular location within easy access of local amenities
- Lovely flowing layout
- Easy access to lovely river walks
- Spacious rooms
- Well presented throughout
- Must view to appreciate this beautifully presented bungalow

**Beautifully Presented Bungalow on the Sought-After Woolram Wygate Estate**

Take advantage of this rare opportunity to purchase a stunning bungalow situated on the desirable Angelica Drive. Tucked away on a private drive and just a short stroll from picturesque river walks, this home offers the perfect blend of peace, privacy, and convenience.

Ideally located close to local amenities, this is an excellent spot for those looking to retire in comfort or enjoy relaxed single-storey living in a popular neighbourhood.

Inside, the bungalow features a highly sought-after layout with spacious living areas and three generous bedrooms, including a main bedroom with a newly fitted en-suite. The interior is beautifully maintained and thoughtfully designed for modern living.

Outside, the property continues to impress with a sweeping block paved driveway, double garage, and a beautifully established rear garden—perfect for relaxing or entertaining outdoors.

**Entrance Porch**

UPVC door with glazed side panels to front. Tiled flooring.

**Entrance Hall 9'7" x 8'3" (2.94m x 2.54m)**



Entrance door to front. Radiator. Tiled flooring. Loft access. Airing cupboard housing hot water cylinder and boiler.

**Lounge 12'11" x 19'10" (3.96m x 6.05m)**



Bay window to the front and window to side. Feature fireplace. Radiator. Double doors opening into:

**Dining Room 13'0" x 9'6" (3.97m x 2.91m)**



Radiator. Sliding patio doors to garden. Opening to lounge.

**Kitchen 13'0" x 9'6" (3.97m x 2.91m)**



UPVC rear window. Range of units comprising base cupboards and drawers with roll edged worktops. Sink unit with drainer and mixer tap. Tiled splashbacks. Electric hob with extractor hood over. Built in oven and grill. Built in dishwasher. Built in fridge/freezer. Radiator. Tiled flooring.

**Utility Room 7'5" x 4'9" (2.27m x 1.46m)**



UPVC window and door to rear. Radiator. Base and eye level unit with work surface over. Sink unit with taps over. Tiled splash backs. Space and plumbing for washing machine. Tiled flooring.

### Cloakroom



UPVC window to rear. Toilet. Wash hand basin. set in vanity unit. Radiator. Tiled flooring.

### Bedroom 2 13'0" x 9'8" (3.97m x 2.97m)



UPVC window to rear. Radiator.

### Bedroom 1 14'11" x 11'4" (4.57m x 3.47m)



UPVC window to side. Radiator. Carpeted.

### En-suite 6'6" x 6'4" (2.00m x 1.95m)



UPVC window to side. Shower cubicle. Toilet. Wash hand basin. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Shaver point. Extractor fan.

### Dressing Room 4'5" x 6'4" (1.36m x 1.95m)

UPVC window to side. Fitted wardrobes with hanging rail and shelving.

### Bedroom 3 13'0" x 8'2" (3.98m x 2.50m)



UPVC window to rear. Radiator.

### Bathroom 6'7" x 6'4" (2.02m x 1.95m)



UPVC window to rear. Radiator. Panelled bath with shower over and glass shower screen. Wash hand

basin. Toilet. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Shaver point. Extractor fan.

### Outside



The front of the property has a block paved driveway giving off road parking and leading to the double garage. There is a gravelled garden area with shrubs and trees.

The rear garden is enclosed by timber fencing and hedging. Laid to lawn with plants and shrubs. Patio area.

### Double Garage 18'5" x 19'1" (5.62m x 5.83m)

Twin up and over doors. Power and light connected.

### Property Postcode

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

### 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: E

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus

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 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: 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**

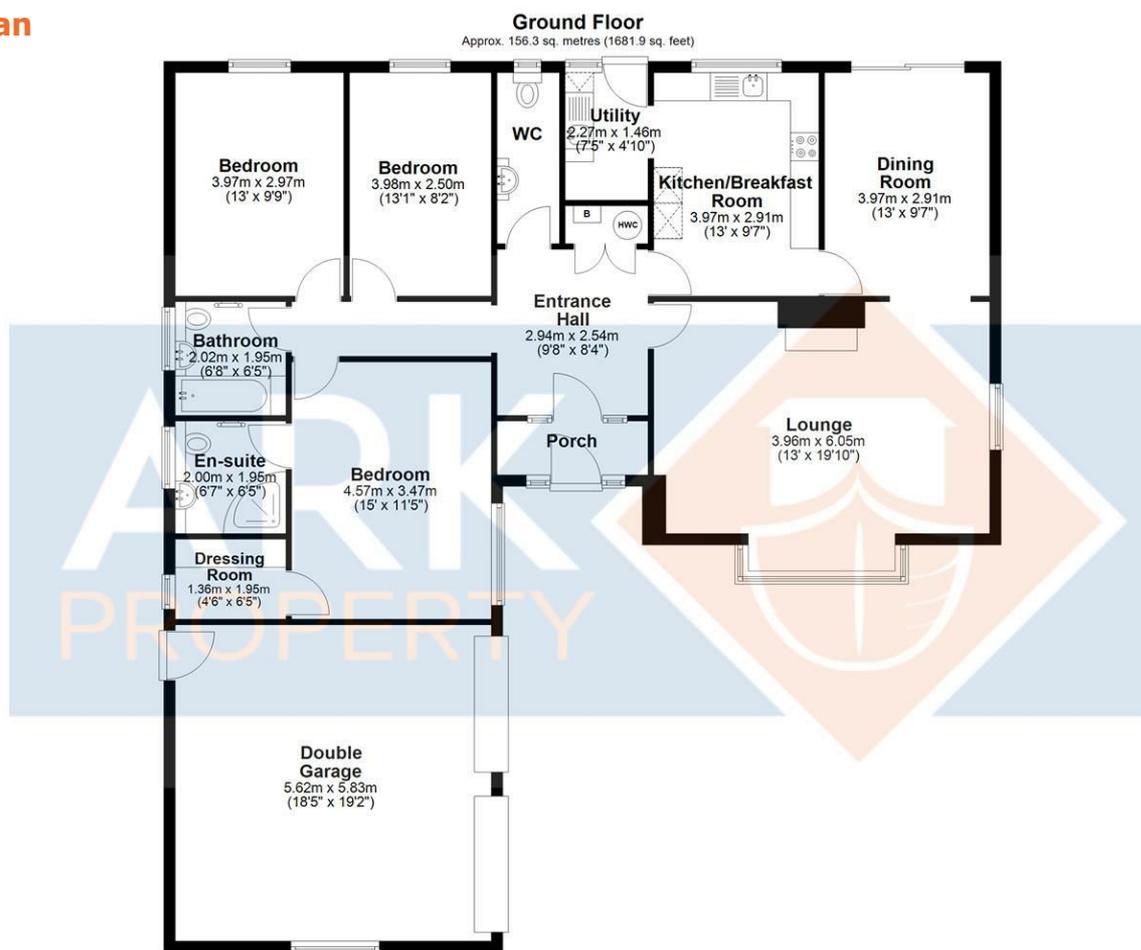
We can also offer full Financial and Solicitor services.

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.

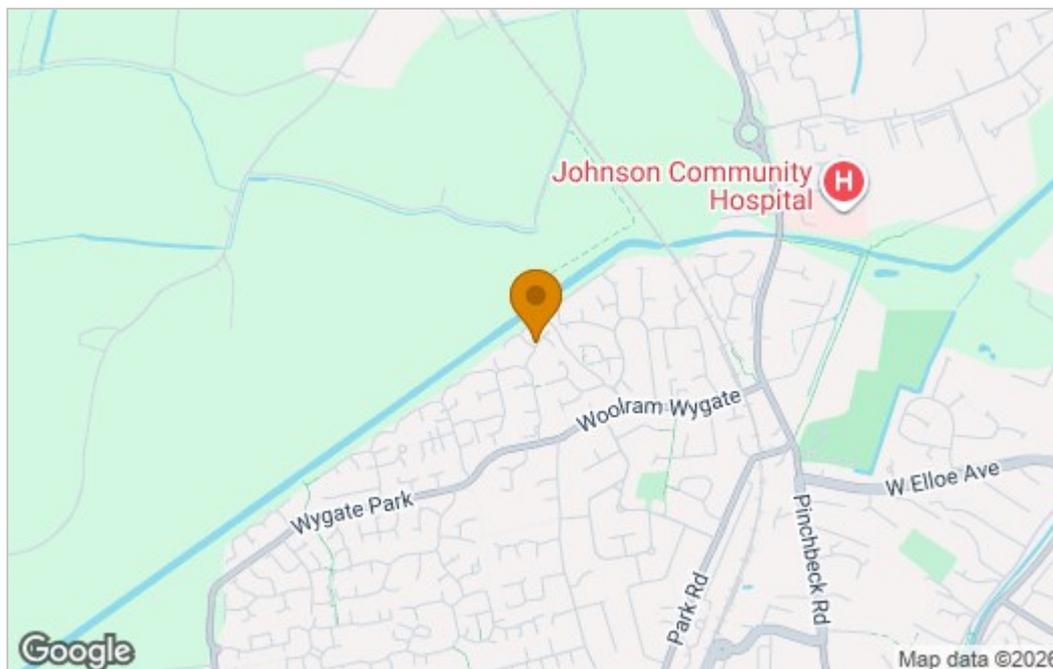
## Floor Plan



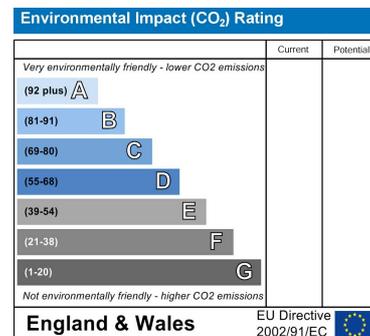
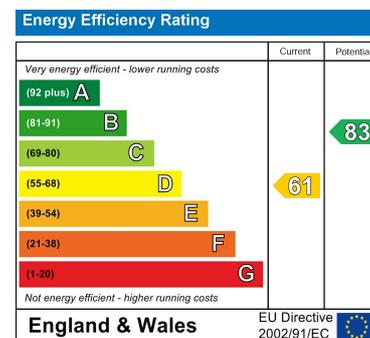
Total area: approx. 156.3 sq. metres (1681.9 sq. feet)

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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