



30 Fen End Lane, Spalding, PE12 6AD

£299,995

- Four Bedrooms
- En Suite
- No Upward Chain
- Separate Dining Room
- Utilty

- Off Road Parking For A Number Of Vehicles

NO UPWARD CHAIN! This **FOUR BEDROOM** detached home, in a **NON ESTATE LOCATION** is being offered for sale with **NO UPWARD CHAIN**.

This property offers plenty of versatility and would make the ideal purchase for the family looking for more space. Downstairs there is a lounge, separate dining room, good size kitchen/breakfast with utility area off and a good size room presently used as a storage room. There is a cloakroom and completing downstairs is a bedroom with en-suite shower room.

Upstairs there are a further three bedrooms and bathroom with a corner bath.

Outside to the rear is a good size garden with large patio area and to the front a concrete driveway providing off road parking for a number of vehicles.

Entrance Porch 5'11" x 4'4" (1.80m x 1.32m)

Double glazed front door leads into the entrance porch with double glazed windows either side, tiled flooring and further double glazed door leading into entrance hall.

Entrance hall



Double glazed door leading into entrance hall with stairs to first floor landing, radiator, telephone point and wood laminate flooring.

Lounge 15'2" x 12'4" (4.62m x 3.76m)



Double glazed bow window to front aspect. Floor standing gas flame effect fire with wooden mantle over, radiator, two TV points, wood laminate flooring and double doors leading into the dining room.

Dining Room 11'6" x 9'10" (3.51m x 2.74m)



Double glazed French doors lead out to the rear garden and have double glazed windows either side. There is a radiator and wood laminate flooring along with a serving hatch into the kitchen.

Kitchen/Breakfast Room 19'10" x 10'10" (6.05m x 3.30m)



Double glazed window over looking the rear garden along with double glazed French doors leading out to the garden. There are a range of base and wall mounted units with complimentary work tops over, integrated gas hob and double oven. Space for dishwasher and fridge/freezer, two radiators one being an upright radiator. There is a floor standing boiler.

Utility Room



Double glazed window to side aspect, wall mounted wash hand basin, space for washing machine and tumble dryer.

Cloakroom



Low level W.C. wall mounted wash hand basin and a double glazed window to side aspect.

Storage Room 15'5" x 5'9" (4.70m x 1.75m)



Presently used as a storage room but could be converted to an office and has a double glazed door to side.

Bedroom 15'5" (max) 9'32" (min) x 14'4" (max) 6'3" (min) (4.70m (max) 2.74m (min) x 4.37m (max) 1.91m (min))



"L" shaped room with double glazed window to front aspect, radiator, TV point and wood laminate flooring.

En Suite 6'8" x 5'10" (2.03m x 1.78m)



Fitted with a corner shower unit, pedestal wash hand basin, low level WC, heated towel rail and a double glazed window to side aspect.

First Floor Landing

Double glazed window to side aspect and access to the loft.

Bedroom 14'1" x 11' (4.29m x 3.35m)



Double glazed window to front aspect and radiator.

Bedroom 12'9" x 10'11" (3.89m x 3.33m)



Double glazed window to rear aspect, radiator and cupboard housing hot water tank.

Bedroom 9'3" x 7'5" (2.82m x 2.26m)



Double glazed window to front aspect and radiator.

Bathroom



Fitted with a corner bath with separate shower over, low level WC, pedestal wash hand basin, tiled splash backs, radiator and a double glazed window to rear aspect.

Front Garden



A concrete driveway provides off road parking for a number of vehicles, with mature hedges to the front and a grassed area.

Rear Garden



A large patio area leads to the lawn area with mature shrubs and further vegetable patch with gated side aspect.

Property Postcode

For location purposes the postcode of this property is: PE12 6AD

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: C

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

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

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: D57

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

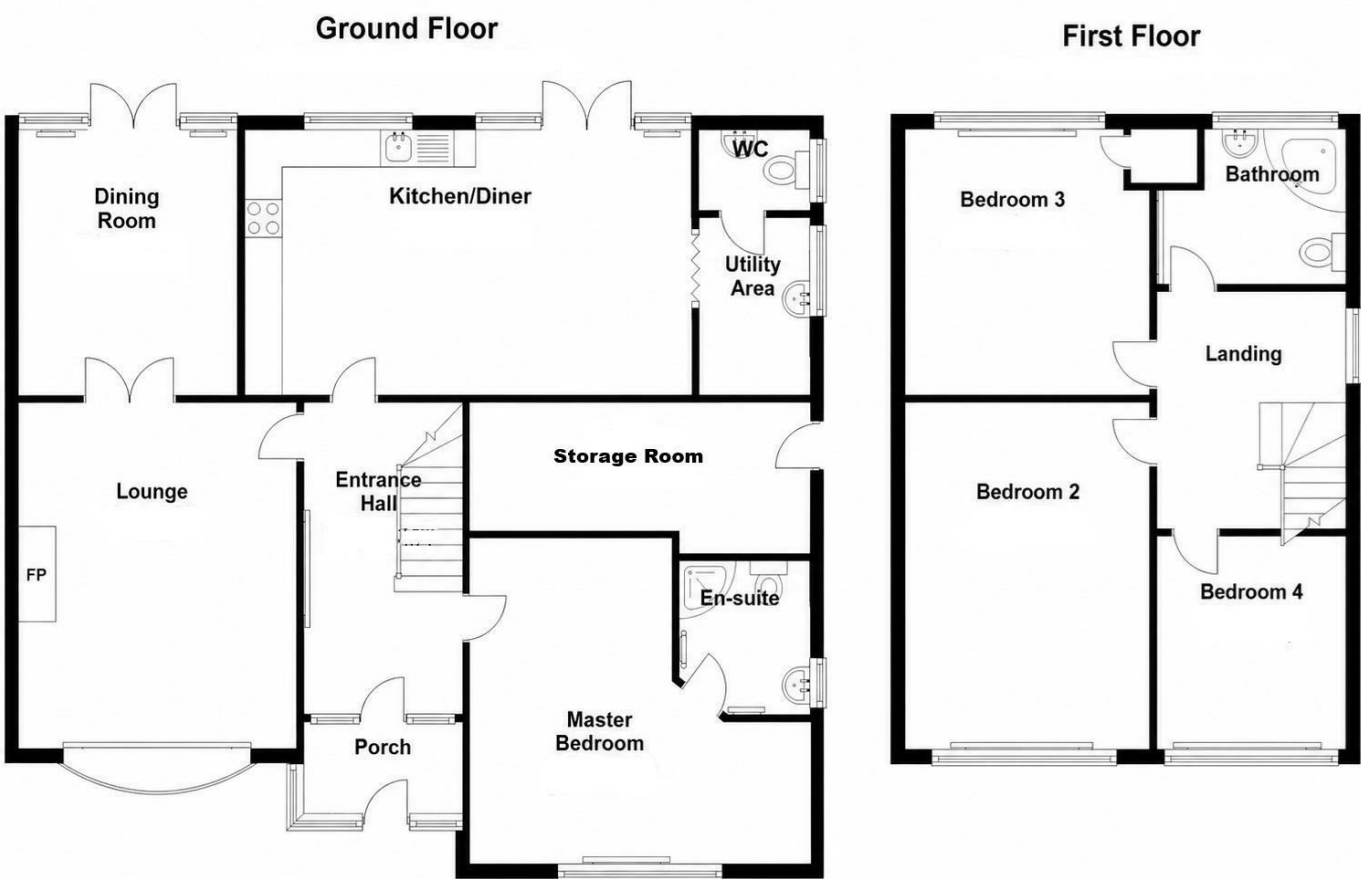
We can also offer full Financial and Solicitor services.

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

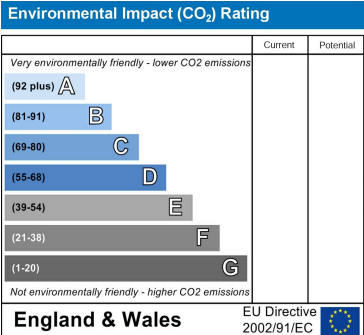
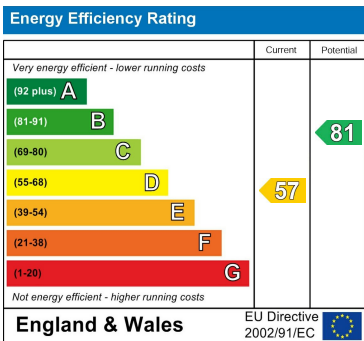
Floor Plan



Area Map



Energy Efficiency Graph



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