



## **19B Fen End Lane, Spalding, PE12 6AD**

**£250,000**

- Open plan living
- Stunning modern kitchen
- Four piece bathroom suite
- En-suite to bedroom 1
- Ample off road parking to front
- Low maintenance rear garden
- Neutral decor throughout
- Immaculately presented internally
- Great flowing layout
- No forward chain

## Stunning Three-Bedroom Detached Bungalow on the Edge of Spalding

This beautifully presented and spacious three bedroom bungalow offers modern living at its finest. Situated on the edge of Spalding, the property provides a peaceful setting while remaining close to local amenities.

The bungalow boasts ample off road parking to the front and a bright, welcoming entrance that sets the tone for the rest of the home. The neutral décor flows throughout, creating a fresh and contemporary feel in every room.

There are three generously sized bedrooms, including a superb main bedroom complete with a pristine en-suite shower room. The large four piece family bathroom has been tastefully designed and finished to a high standard.

At the rear of the property lies the true heart of the home, an impressive, modern kitchen with a breakfast bar that opens seamlessly into the spacious lounge featuring a stunning vaulted ceiling. Every detail of this property has been carefully considered, offering a high-quality finish and a well-thought out layout.

Offered with no onward chain, this remarkable bungalow is ready for its next owner to move straight in and enjoy.

### Entrance Hall



UPVC door to side. Radiator. Wood effect flooring. Storage cupboard.

### Bedroom 1 14'10" x 9'3" (4.53m x 2.83m)



UPVC bay window to front. Radiator. Wood effect flooring.

### En-suite 6'2" x 7'6" (1.89m x 2.29m)



UPVC window to side. Shower cubicle with rainfall head and separate shower attachment over. Wash hand basin set in vanity unit. Toilet. Wall mounted heated towel rail. Partially tiled walls. Wood effect flooring.

### Bedroom 2 13'3" x 8'1" (4.06m x 2.47m)



UPVC window to front. Radiator. Wood effect flooring.



**Bedroom 3 10'4" x 7'6" (3.17m x 2.30m)**

UPVC window to side. Radiator. Wood effect flooring.

**Bathroom 10'2" x 5'6" (3.12m x 1.70m)**

UPVC window to side. Panelled bath. Shower cubicle with rainfall head and separate shower attachment over. Toilet and Wash hand basin set in vanity unit. Wall mounted heated towel rail. Fully tiled walls. Wood effect flooring.

**Kitchen 11'4" x 17'7" (3.47m x 5.38m)**

Two UPVC windows to either side. Matching base and eye level unit with matching work surfaces over. Inset sink unit with mixer tap. Built in

fridge/freezer. Built in dishwasher. Built in electric hob. Built in eye level oven and grill. Tiled flooring. Radiator.

**Lounge/Dining Room 16'0" x 13'5" (4.89m x 4.10m)**

UPVC French doors to rear with glazed side panels. Vaulted ceiling with sky lights. Radiator. Tiled flooring.

**Outside**

The front of the property has a gravel driveway providing off road parking. Established shrub garden.

The rear garden is enclosed by timber fencing. Patio seating area. Gravel area with raised planters, shrubs and bushes.

**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.

**Verified Material Information**

Tenure: Freehold

Council tax band: C

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

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: C76

### 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

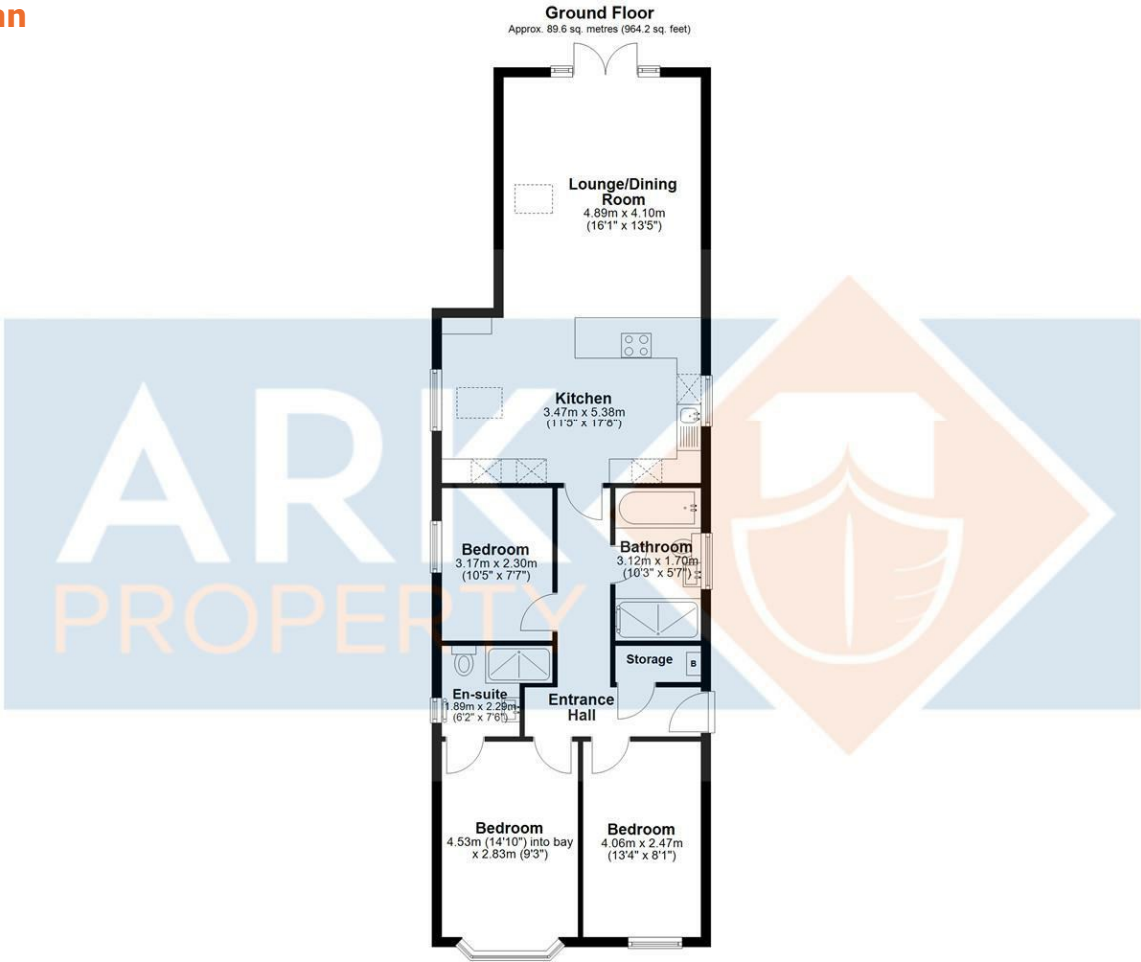
We can also offer full Financial and Solicitor services.

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.

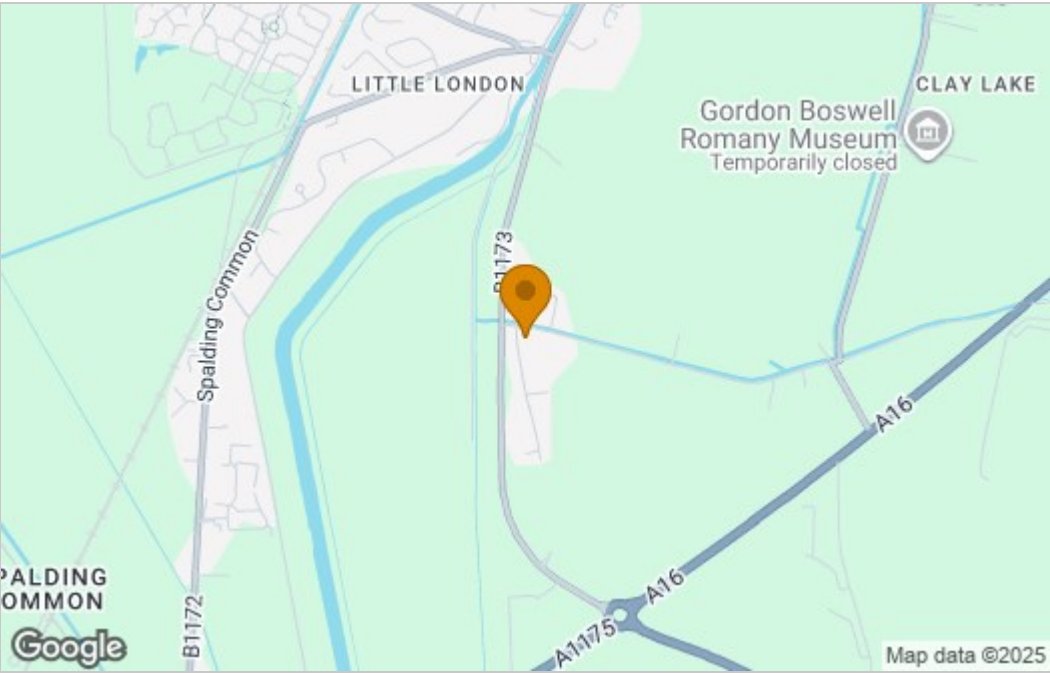
Floor Plan



Total area: approx. 89.6 sq. metres (964.2 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 of any contract.  
Plan produced using PlanUp.

Area Map



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Energy Efficiency Graph

