



## **22 Woodfield Close, Spalding, PE11 2PU**

**Guide Price £219,950**

- Popular Location
- River Bank Walks Within Easy Access
- Well Established Rear Garden
- Extended To Rear
- Double Bedrooms
- Driveway and Garage
- Shower Room
- No Forward Chain
- Separate Dining Room
- Viewing is Highly Advised



This gem of a bungalow, located just off Matmore Gate, is situated in a popular part of town. It has been extended to create a spacious kitchen diner that overlooks a well established rear garden. With no forward chain, this could be the bungalow you have been waiting for. Don't miss out on this opportunity, schedule your viewing today!

### Entrance Hall



Upvc door to side aspect. Wood effect flooring. Loft access. Radiator.

### Lounge 15'0" x 10'11" (4.58 x 3.33)



Upvc window to front aspect. Carpeted. Electric fire. Television point. Radiator.

### Kitchen 9'1" x 11'1" (2.78 x 3.39)



Upvc window to side aspect. Range of matching wall and base units with worktop over. Sink drainer. Plumbing for washing machine. Gas oven and hob with extractor over. Tiled flooring. Pantry. Radiator.

### Dining Room 13'0" x 13'1" (3.98 x 4.00)



Upvc windows to either side and sliding patio doors to rear aspect. Arch leading to dining room from kitchen. Tiled flooring. Radiator.

### Bedroom One 11'6" x 11'1" (3.53 x 3.40)



Upvc window front aspect. Carpeted. Radiator.

**Bedroom Two 9'6" x 10'11" (2.92 x 3.33 )**

Upvc window to rear aspect. Carpeted. Radiator.

**Shower Room 5'6" x 7'8" (1.68 x 2.35)**

Frosted Upvc window to rear aspect. Shower cubicle. Wash hand basin and toilet sent into vanity unit. Partially tiled walls. Extractor fan. Shaver point. Radiator.

**Garage 16'8" x 8'7" (5.10 x 2.63 )**

Single up and over garage door. Window to rear aspect. Power and lighting. Boiler.

**Front Garden**

A gravel driveway extends along the side, complemented by established bushes and shrubbery surrounding a gravel-covered front area. A path leads to both side gates.

**Rear Garden**

The rear garden is well-established and features a variety of beautiful plants and shrubs. The garden is fully enclosed with fencing and hedges, and there is a shed located at the back.

**Property Postcode**

For location purposes the postcode of this property is: PE11 2PU

**Verified Material Information**

Tenure: Freehold

Council tax band: B

Property construction: Brick

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: Electric Fire

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas Central Heating

Heating features: None

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 and Vodafone is Limited over Voice and Data. O2 is Likely over Voice but Limited over Data.

Mobile coverage: As stated by Ofcom, outdoor - EE, Three, O2 and Vodafone are all 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 - Medium. Rivers and the Sea - Medium.

Coastal erosion risk: No

Planning permission: Please refer to SHDC planning portal for any relevant planning applications in the area.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D

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### **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.

### **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.

### **Ark Property Centre**

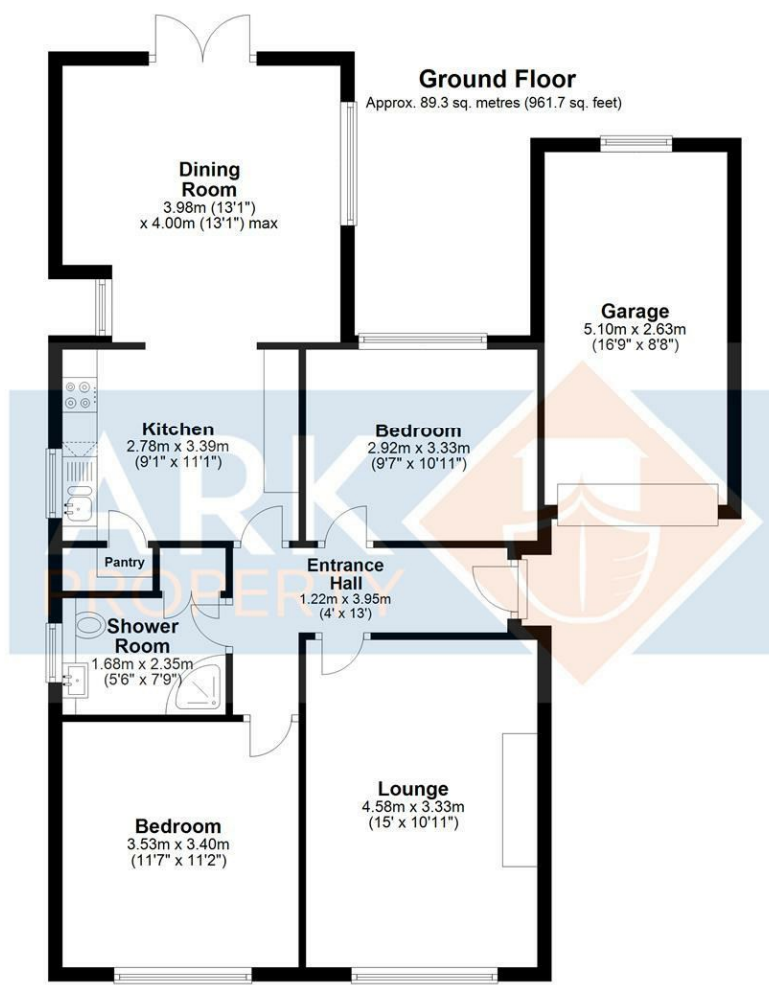
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

### **Additional Information**

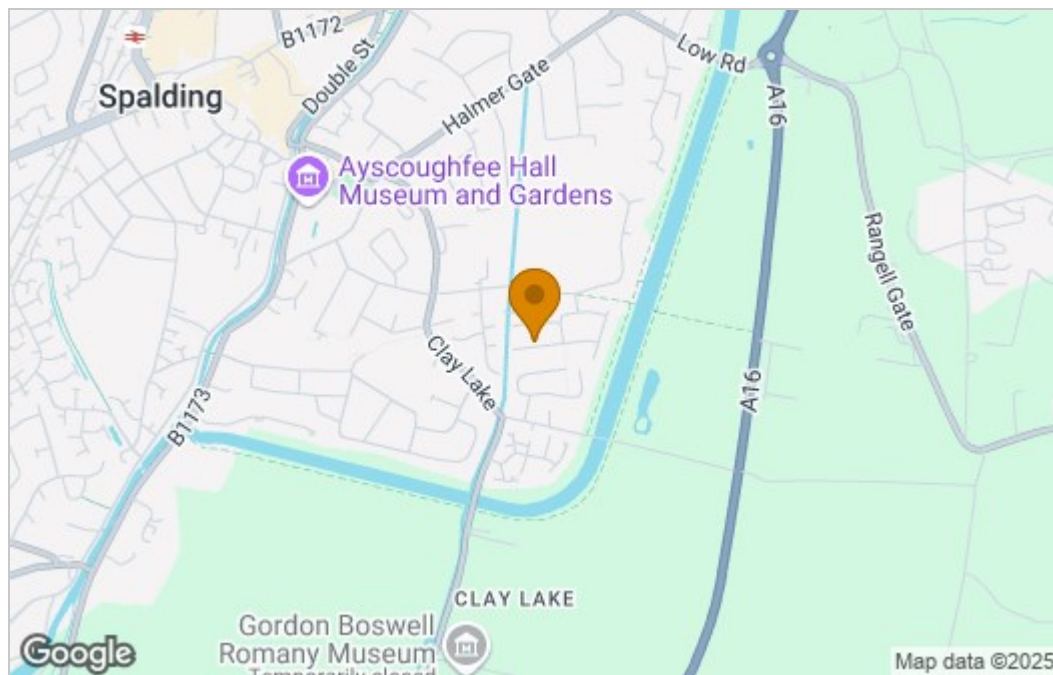
PLEASE NOTE:

## Floor Plan

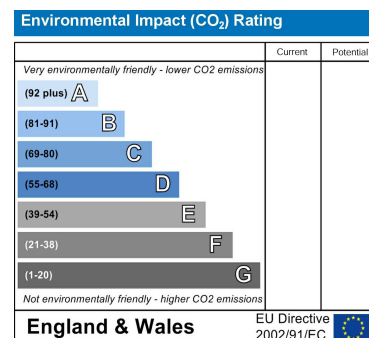
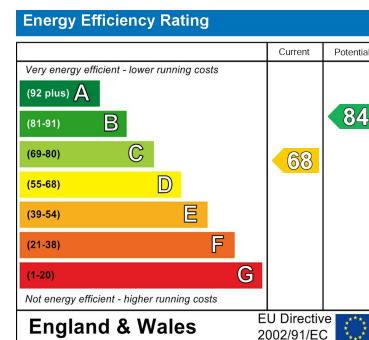


Total area: approx. 89.3 sq. metres (961.7 sq. feet)

## Area Map



## Energy Efficiency Graph



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