



**86 Edinburgh Drive, Spalding, PE11 2RT**

**£250,000**

- Extended detached bungalow in a sought-after area of Spalding.
- No onward chain – available for immediate viewing and purchase.
- Spacious accommodation including lounge, dining room, and kitchen breakfast room.
- Flexible layout with office/optional bedroom, plus two further bedrooms.
- Conservatory, shower room, and separate WC.
- Off-road parking, tandem-length garage, and a generous rear garden.

Edinburgh Drive, Spalding – Extended Detached Bungalow

Available with no onward chain and ready for immediate viewing, this spacious and well-presented extended detached bungalow offers versatile living accommodation in a sought-after area of Spalding.

Internally, the property features an inviting entrance hall, a bright lounge, dining room, and a generous kitchen breakfast room. There is also a useful office/bedroom, two further bedrooms, a conservatory, a WC, and a shower room.

Outside, the property benefits from off-road parking leading to a tandem-length garage, and a generous rear garden ideal for outdoor entertaining and relaxation.

This delightful home is perfect for those seeking single-storey living with plenty of space and flexibility. Early viewing is highly recommended.

**Entrance Hall 10'7" x 8'2" (3.24m x 2.50m)**



PVC double glazed entrance door to front with glazed side panel. Skimmed ceiling with loft access. Radiator. Carpeted.

**Lounge 10'7" x 15'1" (3.24m x 4.60m)**



PVC double glazed window to front and side. Coving to skinned ceiling. Radiator. Carpeted. Opening to dining room.



**Dining Room 7'1" x 7'11" (2.17m x 2.42m)**



PVC double glazed window to front and side. Coving to skinned ceiling. Radiator. Carpeted. Door to kitchen.

**Kitchen 13'0" x 11'1" (3.97m x 3.39m)**



PVC double glazed window to rear and side. Skimmed ceiling. Matching range of base and eye level units with work surfaces over and tiled splash backs. Space for free standing gas oven. Extractor fan. Space for fridge/freezer. Space and plumbing for dishwasher. Space and plumbing for washing machine. Radiator. Wood effect flooring.



**Office 8'7" x 12'0" (2.63m x 3.67m)**



PVC window and door to conservatory. Skimmed ceiling. Radiator. Wood effect flooring. Cupboard housing boiler.

**Conservatory 13'0" x 15'4" (3.97m x 4.69m)**



Of brick and PVC construction. French doors leading to garden. Panelled ceiling. Wood effect flooring.



**Cloakroom**

PVC double glazed window to rear. Close coupled toilet with push button flush. Wall mounted wash hand basin with tiled splash back. Radiator. Wood effect flooring.

**Bedroom 1 10'5" x 10'10" (3.19m x 3.32m)**

PVC double glazed window to front. Skimmed ceiling. Radiator. Carpeted. Built in wardrobes.

**Bedroom 2 8'7" x 10'11" (2.63m x 3.33m)**

PVC double glazed window to rear. Skimmed ceiling. Radiator. Carpeted.

**Bathroom 5'9" x 7'8" (1.76m x 2.34m)**

PVC double glazed window to side. Coving to skinned ceiling. Shower enclosure with glass sliding door and shower attachment. Close coupled toilet with push button flush. Wash hand basin set in vanity unit with tiled splash back. Radiator. Fully tiled walls. Vinyl flooring.



## Outside



The front of the property has a pathway leading to the front door. Gravel driveway leading to the car port and tandem length garage. Gated access to the rear of the property.

The rear garden is enclosed by timber fencing. Lawn area with well established bushes and shrubs. Gravelled borders. Patio seating area. Green house. Timber shed.

## Garage 29'3" x 8'8" (8.93m x 2.66m)



Vehicular door to front. Pedestrian door and window to side. Power and light connected. Sink unit with mixer tap.

## Store 5'8" x 9'0" (1.75m x 2.76m)

**Lean-to 14'3" x 8'4" (4.35m x 2.55m)**  
Giving under cover parking.

## Property Postcode

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

## 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: A

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 and Single Garage  
 Building safety issues: No  
 Restrictions: Not known  
 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:

### 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.

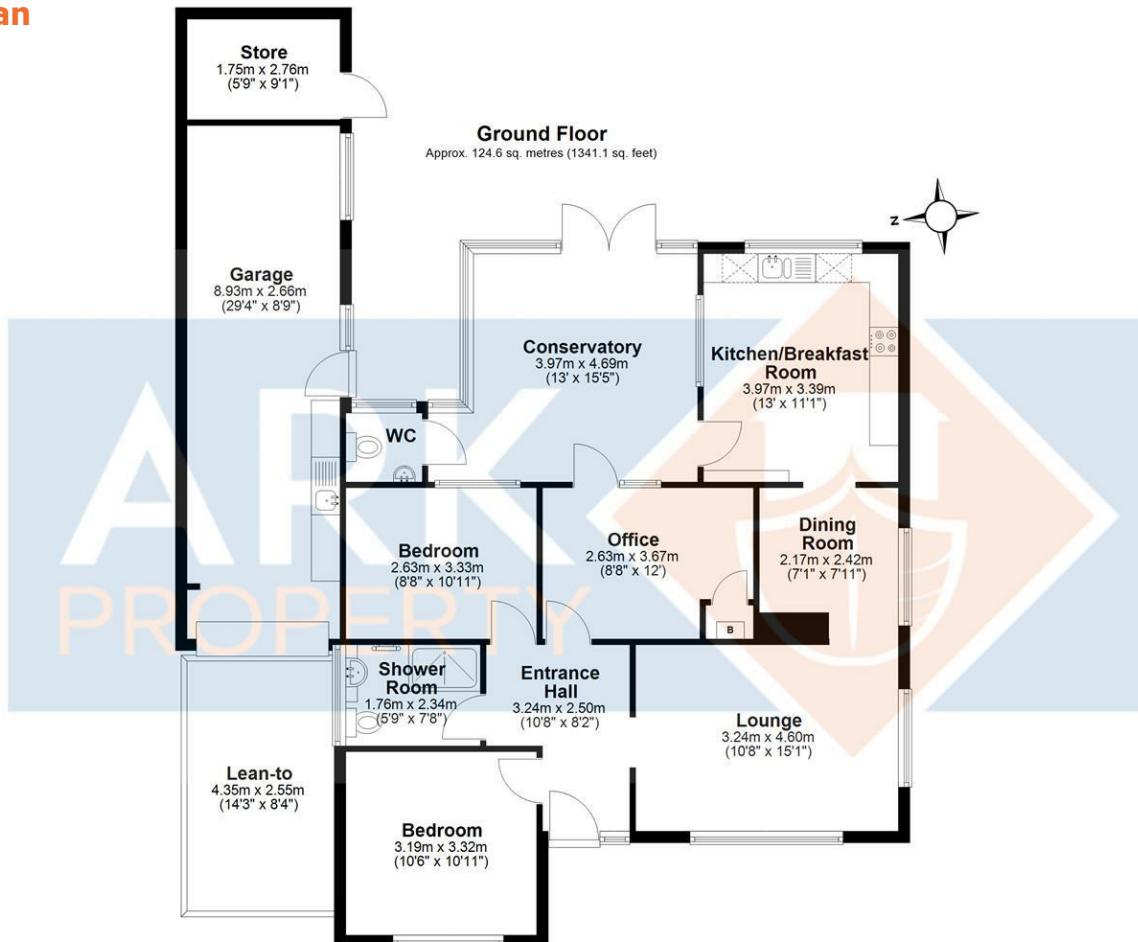
### Disclaimer

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.





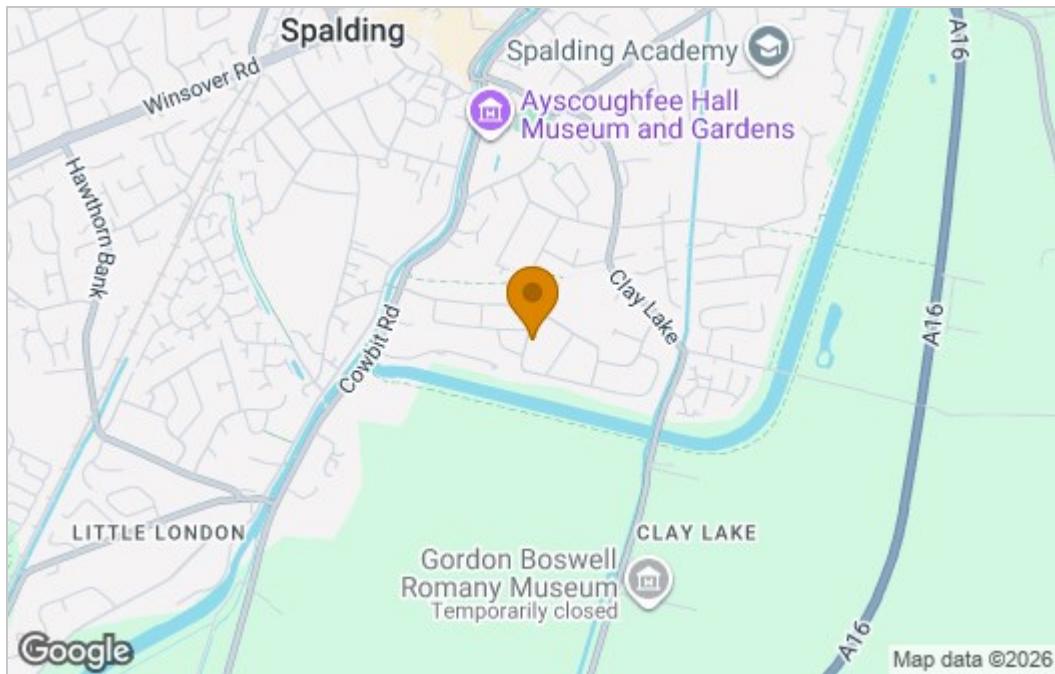
## Floor Plan



Total area: approx. 124.6 sq. metres (1341.1 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



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

## Energy Efficiency Graph

