



15 Bellfield Close, Spalding, PE11 1JG

£250,000

- Well presented throughout
- Single garage
- Close proximity to town
- Amenities within easy access
- Bus route around corner
- Low maintenance rear garden
- Detached bungalow
- MUST VIEW !!!

A rare opportunity awaits a stunning bungalow just with a stone's throw from the town centre! Neutrally decorated and move in ready, this charming home features an immaculately presented kitchen and bathroom. The true highlight? A lovely, low maintenance rear garden, perfect for relaxation without the upkeep.

If you're looking for a bungalow close to town, it doesn't get better than this. Book your viewing today or risk missing out!

Entrance hall



UPVC door to front. Built in storage cupboards. Radiator. Wood effect flooring.

Lounge Diner 18'11" x 12'7" (5.79 x 3.85)



UPVC Window to front elevation. Patio door with side windows to rear elevation. Radiators. Wood effect flooring.

Kitchen 8'5" x 11'10" (2.59 x 3.63)



UPVC window to rear. Matching base and wall units. Worktop. Wood effect flooring. Sink inset and drainer. Tiled walls.

Bedroom 1 11'1" x 11'1" (3.38 x 3.38)



UPVC window to rear. Radiator. Carpeted.

Bedroom 2 7'8" x 8'7" (2.36 x 2.64)



Window to front. Built in storage cupboard. Radiator. Carpeted.

Shower Room 6'0" x 5'5" (1.84 x 1.67)



Frosted window to side. Shower cubicle with shower unit. Wash hand basin. WC. Vinyl flooring. Heated towel rail.

Outside

Front: Laid to lawn. Concrete driveway with parking for several vehicles.

Garage 17'1" x 8'10" (5.21 x 2.71)

Single garage with up and over vehicular door. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE11 1JG

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: B

Annual charge: N/A

Property construction: STANDARD BRICK BUILT

Electricity supply: UTILITA

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

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Parking: Driveway and Single Garage

Building safety issues: NO

Restrictions: NO

Public right of way: NO

Flood risk: NO

Coastal erosion risk: NO

Planning permission: NO

Accessibility and adaptations: NO

Coalfield or mining area: NO

Energy Performance rating: D68

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

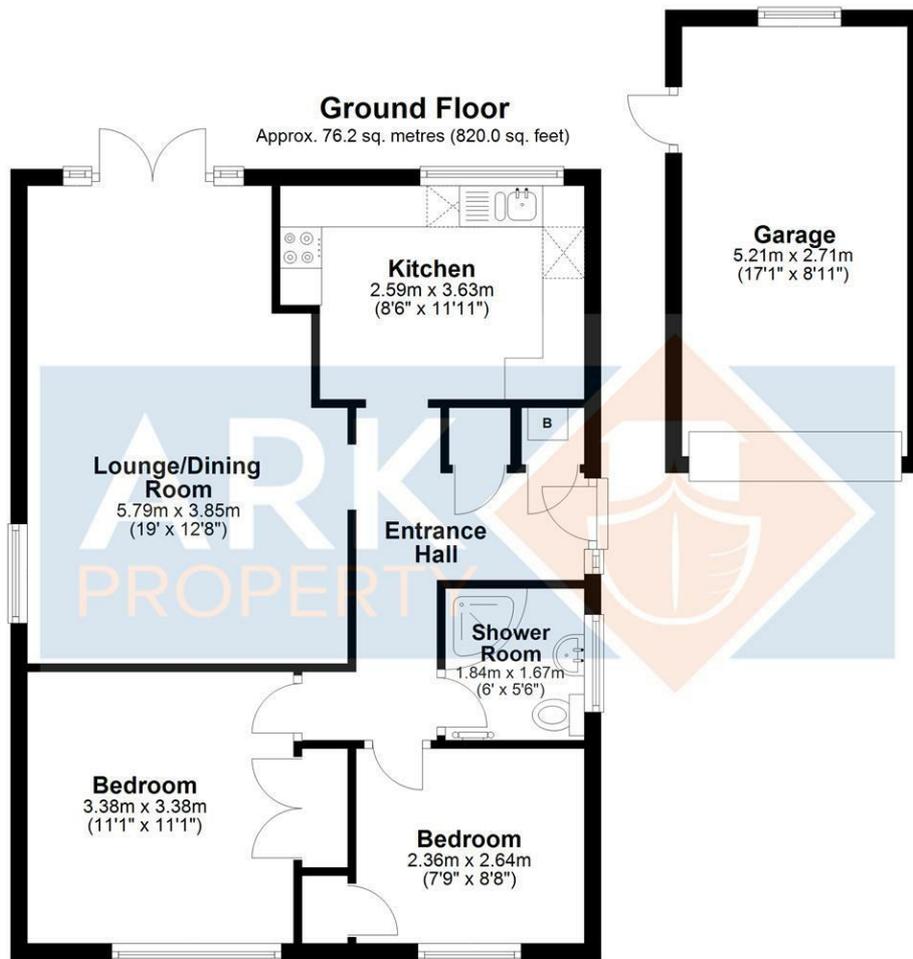
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

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

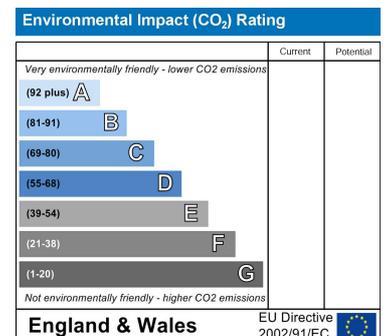
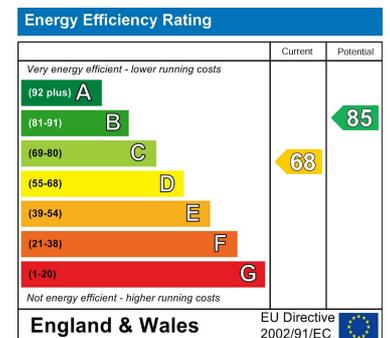


Total area: approx. 76.2 sq. metres (820.0 sq. feet)

Area Map



Energy Efficiency Graph



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