



## 13 Pilgrims Way, Spalding, PE11 1LJ

**£210,000**

- Two Bedroom Detached Bungalow
- Ample Off Road Parking and Single Garage
- Well presented throughout
- Close by to all Local Amenities
- Low maintenance rear garden
- Popular location
- Ready to move into
- No forward chain



This beautifully presented two bedroom detached bungalow is ready to move straight into. Situated in a popular location, the property is well maintained throughout and benefits from a modern kitchen and stylish shower room.

The rear garden has been landscaped for low maintenance, providing a private and easy-to-manage outdoor space.

Offered with no onward chain, this is an excellent opportunity to secure a home that's both comfortable and convenient.

**Entrance Hallway 3'10" x 13'1" (1.19m x 4.01m)**



UPVC door to side with glazed side panel. Wood effect flooring. Loft access with loft ladder. Radiator.

**Lounge 15'0" x 11'9" (4.59m x 3.60m)**



UPVC window to front. Gas fire with marble surround. Wood effect flooring. Radiator.

**Kitchen 9'5" x 9'11" (2.88m x 3.03m)**



UPVC window to front and door to side. Base and wall units with work surface over. Part tiled splashback walls. Space for freestanding fridge freezer, washing machine and dishwasher. Radiator. Sink with drainer and mixer tap over. Radiator. Tiled flooring.

**Bedroom 1 8'8" x 13'2" (2.65m x 4.03m)**



UPVC window to rear. Wood effect flooring. Radiator.

**Bedroom 2 12'11" x 8'7" (3.95m x 2.62m)**



UPVC window to rear. Wood effect flooring. Radiator.

**Shower Room 5'0" x 7'6" (1.54m x 2.31m)**

UPVC window to side. One and a half shower cubicle with sliding door. Vanity unit with wash hand basin and storage beneath. Heated towel rail. Toilet. Tiled flooring. Tiled walls. Extractor.

**Garage 15'11" x 7'9" (4.87m x 2.37m)**

Up and over door to the front. Pedestrian door to the rear garden.

**Outside**

Low maintenance front garden, with a paved driveway providing off road parking and access to the single garage. Large gravelled area and pathway to the entrance door.

The rear garden is fully enclosed with a landscaped garden. Decking area ideal for seating and entertaining with pergola and summer house. Artificial grass with established borders.

**Property Postcode**

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

**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: 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 and single garage

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: D64

**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.

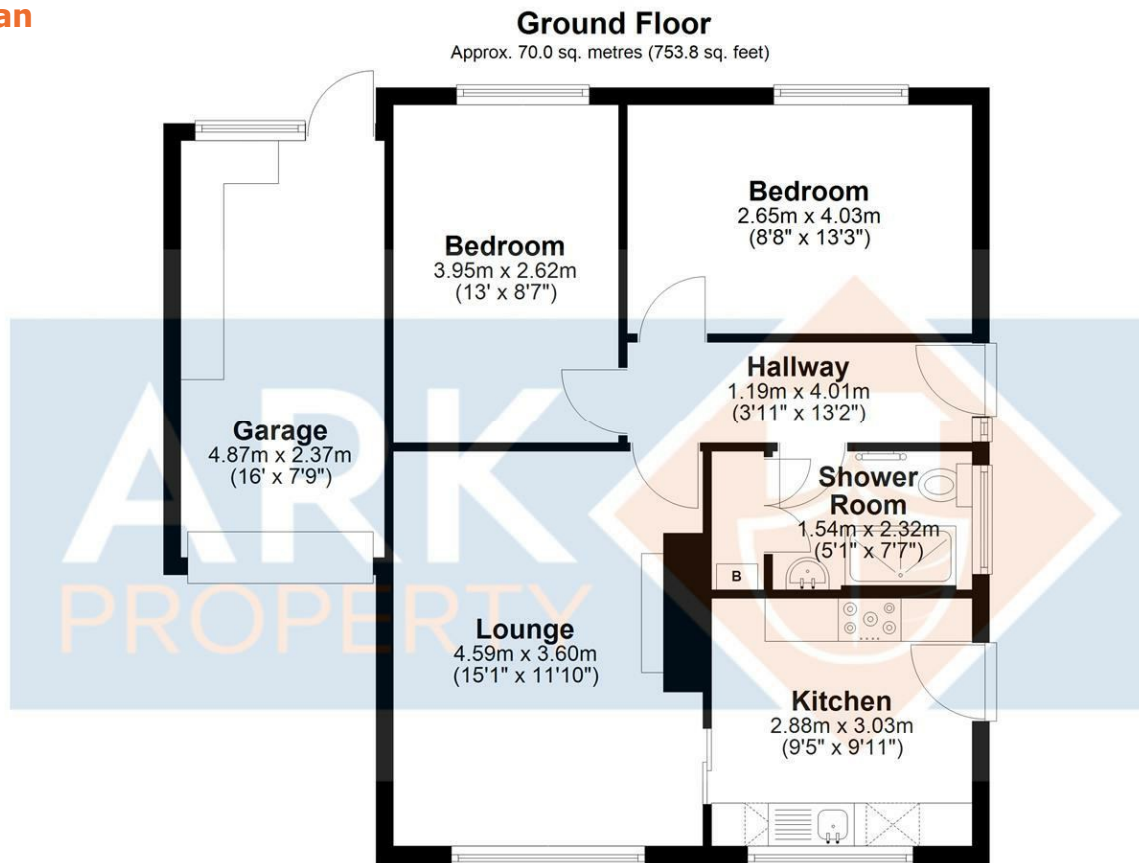
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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.



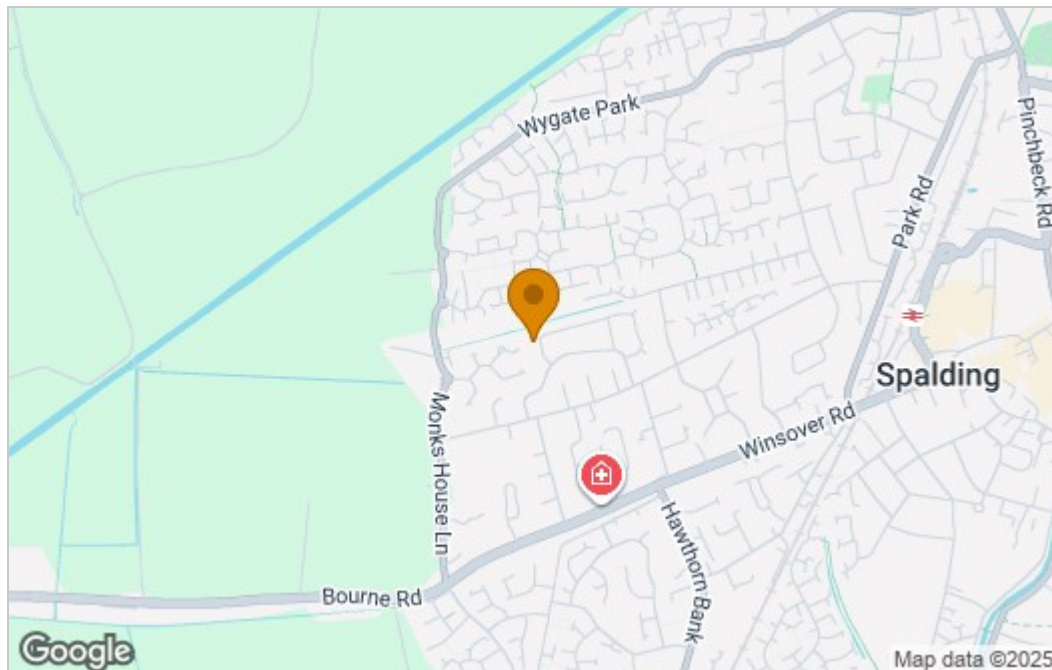
## Floor Plan



Total area: approx. 70.0 sq. metres (753.8 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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## Energy Efficiency Graph

