



Luffield Lodge, 13 Nicolette Way, Spalding, PE11 1RT

£175,000

- Two-bedroom semi-detached bungalow in a popular Spalding location
- Local shops and amenities easily accessible
- Nearby bus stops
- Spacious lounge and brand new fitted kitchen with conservatory off
- Two well-proportioned bedrooms and modern bathroom
- Excellent built-in storage and generous rear garden
- No onward chain – ideal for a smooth and quick move
- Viewing available now

Two Bedroom Semi-Detached Bungalow – Nicolette Way, Spalding.

Situated in a sought-after location close to Wygate Park's amenities and green spaces, it is a short walk from the bus stop, the local Co-op and fish and chip shop. This well-presented two bedroom semi-detached bungalow offers comfortable and convenient living. Having undergone a recent scheme of improvements including a brand new kitchen and flooring, the property is offered with no onward chain, making it an ideal purchase for those looking to move swiftly.

Accommodation includes an entrance hall, spacious lounge, new fitted kitchen with adjoining conservatory, two double bedrooms, and a modern bathroom. A particular highlight is the impressive built-in storage throughout the bungalow. Outside, there is a well-proportioned rear garden, perfect for relaxation or entertaining.

An excellent opportunity in a popular area—early viewing is highly recommended.

Entrance Hall 13'8" x 6'7" (max) (4.19m x 2.02m (max))



UPVC double glazed entrance door with newly fitted flooring. Coving to ceiling with loft access. Radiator. Storage cupboard with shelving and power. Built in airing cupboard with slatted shelving and hot water cylinder.



Lounge 12'5" x 10'3" (3.80m x 3.14m)



Overlooking the front garden with space for a dining table and sofa. UPVC double glazed window to front. Coving to ceiling. Radiator.



Kitchen 10'3" x 9'11" (3.14m x 3.04m)

Brand new, modern fitting kitchen with eye level Bosch oven, Bosch induction hob, with extractor over, modern sink and space for under counter fridge freezer and washing machine or dishwasher. There is plenty of storage with a range of base and wall units finished with wood effect worktops and tiled splash back. UPVC double glazed window and door that leads to the conservatory and garden beyond. Coving to ceiling. Radiator. Brand new vinyl flooring.

Conservatory 8'6" x 6'4" (2.60m x 1.95m)

Of brick and UPVC construction with polycarbonate roof. Laminate flooring. French doors opening to garden. Ideal as a reception space or utility area off the kitchen. There is space to house a fridge freezer, washing machine, tumble dryer and dishwasher here.

Bedroom 1 11'5" x 10'1" (3.50m x 3.09m)

Of a good size with room for a double bed. UPVC double glazed window overlooking the rear garden. Coving to ceiling. Radiator. Built in wardrobe with fitted shelving and hanging rail.

Bedroom 2 10'3" x 8'9" (3.14m x 2.68m)

Of a good size with room for a double bed. UPVC double glazed window to front. Coving to ceiling. Radiator. Built in wardrobe with fitted shelving and hanging rail.

Bathroom 6'5" x 6'2" (1.96m x 1.90m)

UPVC double glazed window to rear. Coving to ceiling. Extractor fan. Shaver point. Tiled flooring. Radiator. Fitted with a three piece suite comprising panelled bath with chrome mixer tap and shower attachment. Close coupled toilet with push button flush. Ceramic wash hand basin with chrome mixer tap set in vanity unit with built in storage.

Outside

To the front of the property there is a gravelled driveway providing off road parking and a footpath leading to the open porch and entrance door. A front garden is present with mature shrubs and roses. There is an external cupboard to the front within the porch area with a fitted shelf and power. A pathway continues to the side of the property leading to the rear garden. The rear garden is enclosed by timber fencing with hardstanding, comprising a mixture of paving and gravel with a selection of mature shrubs. External lighting. An outside tap is present and a timber shed.

**Property Postcode**

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

Verified Material Information

Tenure: Freehold

Council tax band: B

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

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: C70

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.

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

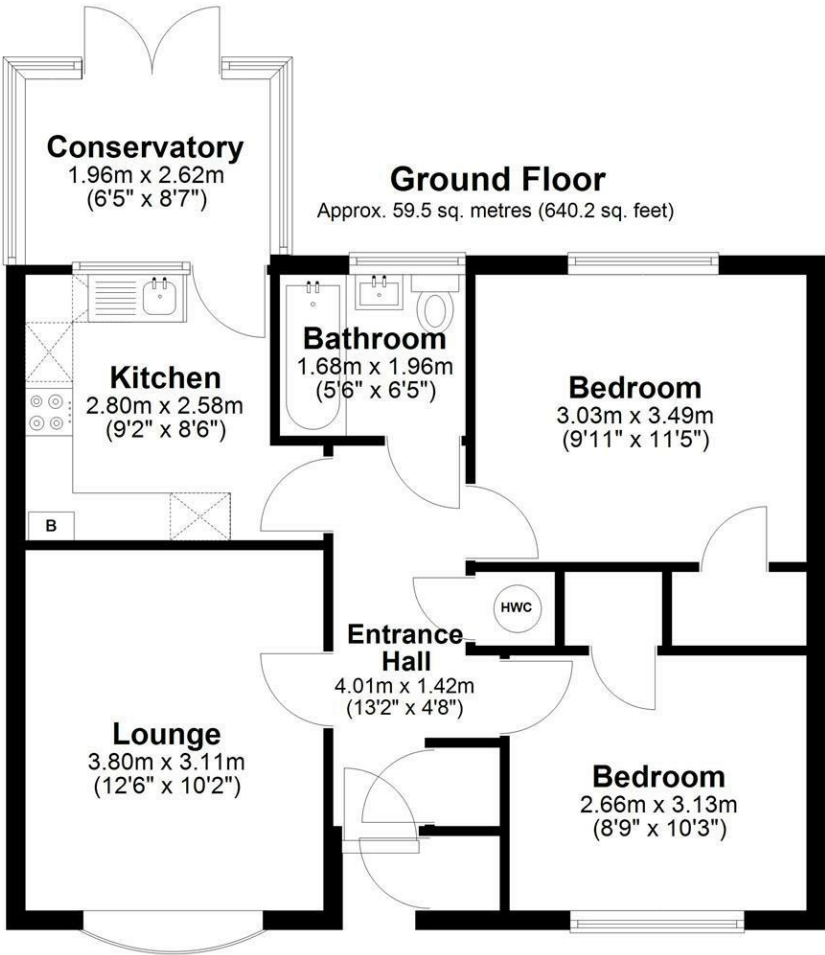
The bungalow has undergone a scheme of improvements including brand new fitted kitchen and updated bathroom.

Nicolette Way can be found less than half a mile away from the Wygate Co Op, fish & chip shop and hairdressers and there are local bus stops nearby.

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

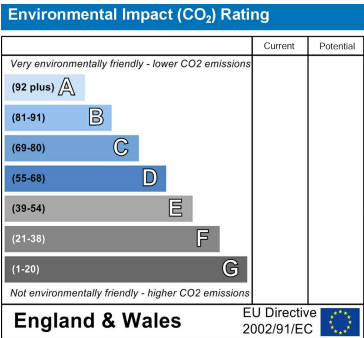
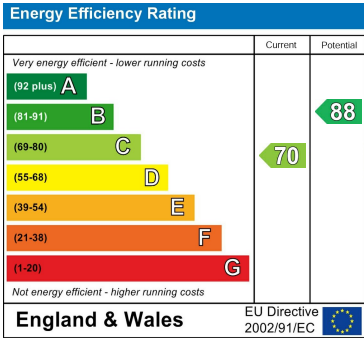


Total area: approx. 59.5 sq. metres (640.2 sq. feet)

Area Map



Energy Efficiency Graph



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