



**20 Lowfields Avenue, Spalding, PE12 6EE**

**£250,000**

- Popular location within easy access of town
- Well presented throughout
- Three good sized bedrooms
- Neutral decor
- Garage conversion
- Spacious living space
- Bottom of cul de sac
- Great size rear garden
- Must view !
- No forward chain



Located within easy reach of local amenities and offering convenient access for commuters looking to get out of town, this spacious and well-maintained three-bedroom property is ideal for those seeking to upsize.

Internally, the home has been lovingly cared for and tastefully decorated in neutral tones, providing a perfect blank canvas for new owners to make it their own. The property boasts three generously sized bedrooms, two spacious reception rooms, and a decent-sized rear garden, ideal for families or those who love to entertain.

Offered to the market with no onward chain, this is a fantastic opportunity to move straight in without delay. Don't miss your chance to view this charming home—book your appointment today

**Entrance Porch 5'2" x 4'10" (1.59m x 1.49m)**

UPVC door with glazed side panels to front. Tiled flooring.

**Entrance Hall 15'5" x 4'5" (4.71m x 1.36m)**

UPVC door to front. Radiator. Storage cupboard. Stairs to first floor. Tiled flooring.

**Lounge 23'10" x 10'7" (7.27m x 3.25m)**



UPVC window to front. UPVC French doors to rear. Two radiators. Wood effect flooring.

**Family Room 16'4" x 8'2" (4.98m x 2.50m)**



UPVC window to front. Radiator. Wood effect flooring.

**Kitchen 13'0" x 8'10" (3.97m x 2.70m)**



UPVC door to side. UPVC window to rear. Matching base and eye level units with work tops over. Tiled splashbacks. Stainless steel sink drainer with mixer tap over. Low level Hotpoint built in electric microwave. Built in low level double oven and grill. Four ring gas hob. Tiled flooring. Plumbing and space for washing machine and dishwasher. Space for fridge/freezer.



**First Floor Landing 6'2" x 13'1" (1.88m x 4.00m)**



UPVC window to side. Airing Cupboard. Loft access.

**Bedroom 1 14'7" x 10'7" (4.45m x 3.23m)**



UPVC window to front. Fitted wardrobe with sliding mirrored door. Radiator. Wood effect laminate flooring.

**Bedroom 2 11'4" x 11'1" (3.46m x 3.40m)**



UPVC window to front. Fitted wardrobe with sliding mirrored door. Radiator. Wood effect laminate flooring.

**Bedroom 3 10'7" x 8'11" (3.24m x 2.73m)**



UPVC window to rear. Fitted wardrobe with mirrored door. Radiator. Wood effect laminate flooring.

**Bathroom 7'6" x 5'5" (2.29m x 1.67m)**



UPVC window to rear. Spot lights. Fully tiled walls. P shaped bath with mixer tap, rainwater head shower attachment, separate shower attachment and glazed shower screen. Wash hand basin with vanity unit. Heated towel rail. Tiled flooring. Extractor fan.



### Separate Toilet



UPVC window to rear. Spot lights. Low level toilet with push button flush. Tiled walls. Radiator. Tiled floor.

### Outside



Front: Gravel and paved areas providing multiple parking. Side access gate leading to the rear. Rear: Enclosed by timber fencing and hedging. Lawn area. Raised borders. Gravel area. Patio seating area. Garden shed.

### Property Postcode

For location purposes the postcode of this property is: PE12 6EE

### 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: C

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 Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Likely 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: F33

### 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**

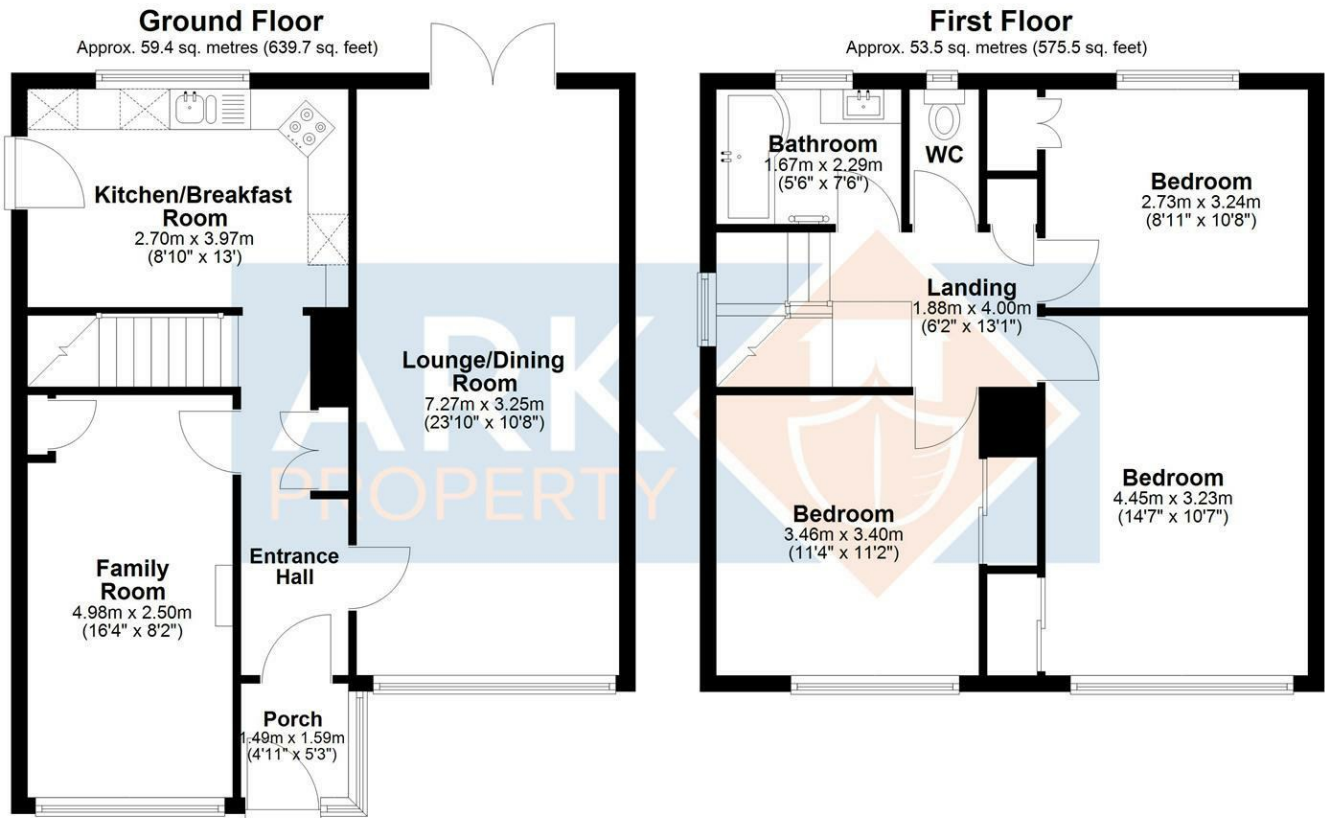
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

### **Disclaimer**

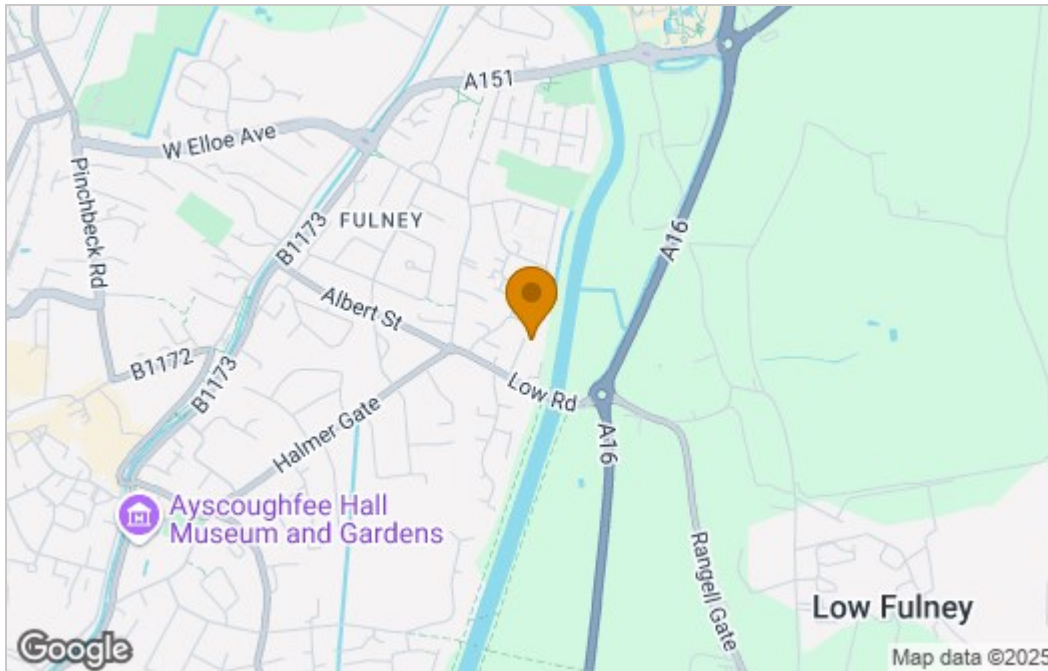
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this 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

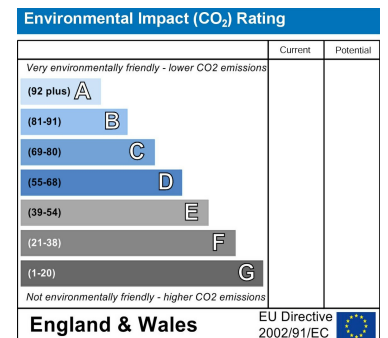
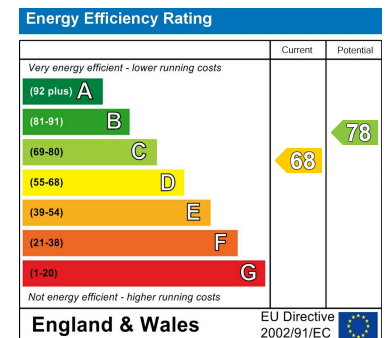


Total area: approx. 112.9 sq. metres (1215.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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