



27 Franklin Drive, Spalding, PE11 2GF

£190,000

- Two bedroom semi-detached bungalow in a quiet cul-de-sac location
- No onward chain – ready for immediate purchase
- Recently redecorated throughout for a fresh, modern feel
- Off-road parking to the front of the property
- Enclosed rear garden offering privacy and outdoor space
- Accommodation includes entrance hall, lounge, kitchen, conservatory, two bedrooms and bathroom

Two Bedroom Semi-Detached Bungalow – Franklin Drive, Spalding.

Situated at the end of a quiet cul-de-sac, this well-presented two bedroom semi-detached bungalow is offered for sale with no onward chain. Recently redecorated throughout, the property offers bright and comfortable accommodation comprising: entrance hall, lounge, fitted kitchen, conservatory, two bedrooms and a bathroom.

Outside, there is off-road parking to the front and a private, enclosed rear garden ideal for relaxing or entertaining. Located in a popular residential area of Spalding, the home is within easy reach of local amenities and transport links.

An ideal choice for downsizers, first-time buyers, or investors – viewing is highly recommended.

Entrance Hall 4'0" x 10'5" (1.22m x 3.20m)



Composite glazed entrance door. Skimmed ceiling. Loft access. Radiator.

Lounge 16'9" x 9'10" (5.11m x 3.01m)



PVC double glazed French doors to rear. Skimmed ceiling. Feature fireplace. Radiator. Opening to kitchen.

Kitchen 18'1" x 8'0" (5.52m x 2.45m)



PVC double glazed window to rear. Door to side. Tiled flooring. Skimmed ceiling. Radiator. Fitted with a matching range of base and eye level units with worktop space. Tiled splash back. Wall mounted gas central heating boiler. Four ring gas hob with extractor hood over. Electric oven and grill. Stainless steel sink drainer with chrome mixer tap over. Space for washing machine. Space for fridge.

Conservatory 9'5" x 9'2" (2.89m x 2.81m)



PVC double glazed construction with glass roof. Tiled floor. French doors opening to the garden.

Bedroom 1 14'0" (into bay) x 9'10" (4.27m (into bay) x 3.01m)



PVC double glazed bay window to front. Skimmed ceiling. Radiator.

Bedroom 2 9'9" x 8'1" (2.98m x 2.47m)



PVC double glazed window to front. Skimmed ceiling. Radiator.

Bathroom 6'0" x 8'0" (1.83m x 2.46m)



PVC double glazed window to side. Skimmed ceiling. Radiator. Extractor fan. Built in airing cupboard with hot water tank and slatted shelf. Shaver point. Fitted bath with electric shower over. Close coupled toilet. Pedestal wash hand basin.

Outside



There is off road parking to the front of the property. Side gated access leading to the rear garden.

The rear garden is enclosed by timber fencing. Laid to lawn. Patio seating area. Timber storage shed.

Property Postcode

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

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 Variable 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 Variable 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: D63

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.

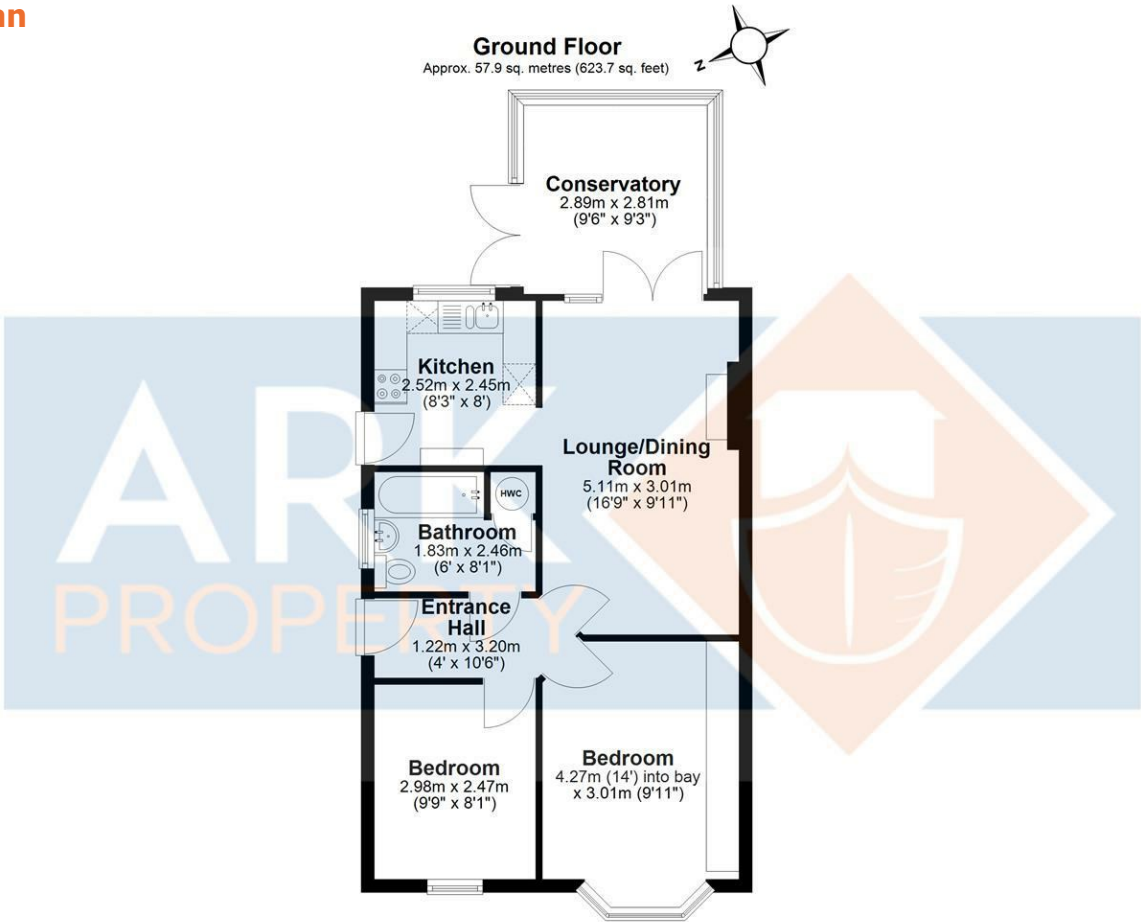
Disclaimer

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



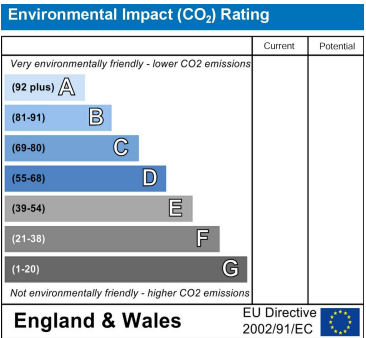
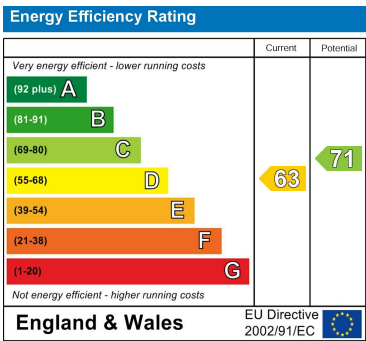
Total area: approx. 57.9 sq. metres (623.7 sq. feet)

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



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

