



## **11 Baxter Gardens, Spalding, PE11 3YL**

**£225,000**

- NO CHAIN
- Neutrally decorated
- Two double bedrooms
- Garage with ample off road parking
- Well presented throughout
- Popular location
- Nice flowing layout
- Must view!



### A Real Gem on Baxter Gardens

Beautifully presented, this two-bedroom detached bungalow sits within the sought after Woolram Wygate estate. Lovingly maintained throughout, it offers a home you can move straight into with ease.

With the added benefit of no forward chain, this property is perfect for those seeking a stress-free move. If you're looking for a bungalow that combines comfort, care, and convenience – you won't find much better. Take advantage of the no chain on this one today.

### Entrance Porch

Door leading to entrance hall.

### Entrance Hall



UPVC door with glazed side panels to side. Radiator. Laminate wood flooring.

### Lounge 11'9" x 20'2" (3.60m x 6.16m)



UPVC bay window to front. Feature fireplace with surround. Radiator. Laminate flooring.

### Kitchen 10'10" x 9'10" (3.32m x 3.02m)



UPVC window and door to rear. Matching wall and base units with work surfaces over. Space for free standing cooker with extractor fan over. Space for fridge/freezer. Space and plumbing for washing machine. Vinyl flooring. Radiator.

### Conservatory 8'7" x 9'3" (2.64m x 2.82m)



UPVC construction. Laminate wood flooring.

### Bedroom 1 11'9" x 9'10" (3.60m x 3.02m)



UPVC window to rear. Radiator. Laminate wood flooring.

**Bedroom 2 11'9" x 9'10" (3.60m x 3.02m)**

UPVC window to rear. Radiator. Laminate wood flooring. Built in wardrobe housing hot water cylinder and boiler.

**Bathroom 7'8" x 6'4" (2.35m x 1.94m)**

UPVC window to front. Shower cubicle with shower over. Wash hand basin set in vanity unit. Toilet. Laminate wood flooring. Heated towel rail.

**Outside**

The front of the property is laid to lawn with block paved driveway giving off road parking leading to the car port and garage.

The rear garden is enclosed by timber fencing. Lawn area. Patio area. Timber summer house.

**Car Port 17'10" x 11'5" (5.45m x 3.50m)**

Under cover parking.

**Garage 15'11" x 9'3" (4.87m x 2.82m)**

Vehicular door to front. Power and light connected.

**Property Postcode**

For location purposes the postcode of this property is: PE11 3YL

**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: 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 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: 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.

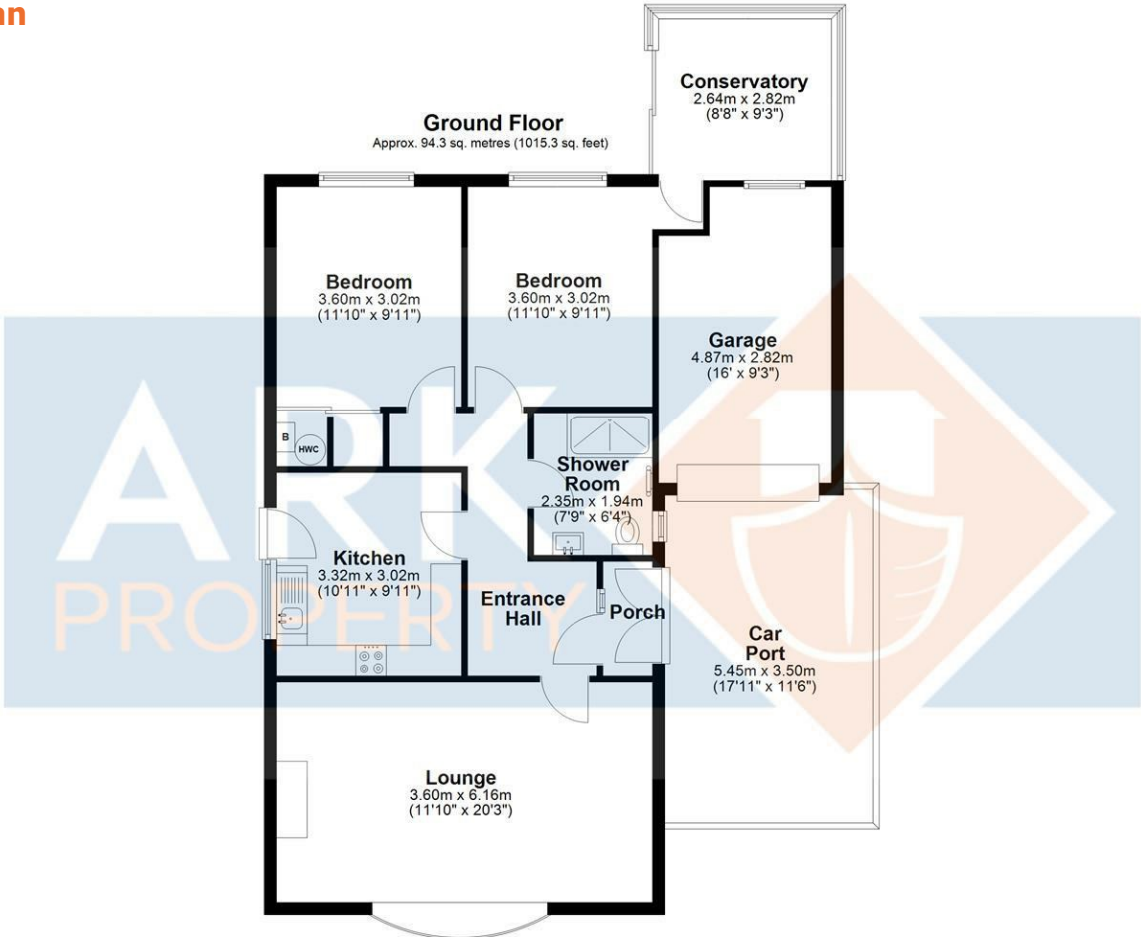
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **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



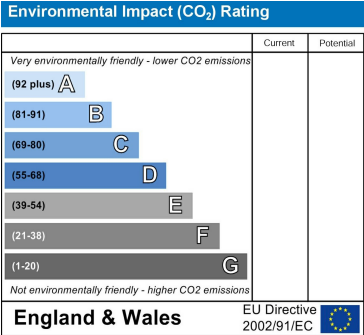
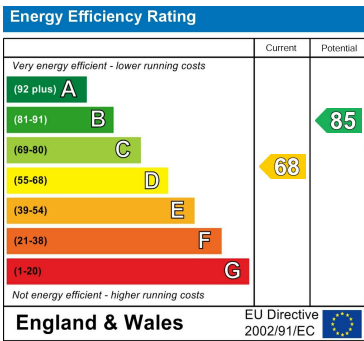
Total area: approx. 94.3 sq. metres (1015.3 sq. feet)

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



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