



## 10 Mansell Close, Spalding, PE11 1NE

**£155,000**

- One bedroom semi detached bungalow
- Popular location of Spalding
- Ample off road parking on driveway
- Low maintenance rear garden
- Within easy access of local amenities
- Sold with no chain



This delightful bungalow is the perfect choice for those looking to downsize. Set on a generous plot, it features a spacious driveway to the front and a private rear garden complete with a conservatory overlooking the outdoor space.

Inside, the property offers a compact yet well planned layout, cleverly designed with ample storage throughout.

Located just a short distance from the town centre, this hidden gem truly is a Tardis of space and comfort, an ideal bungalow ready to move straight into.

### **Conservatory 5'10" x 9'4" (1.80m x 2.85m)**



UPVC construction. Carpeted. Door to rear garden. Door to hallway.

### **Hallway**



Carpeted. Radiator. Doors to lounge, kitchen and bathroom.

### **Lounge 14'10" x 11'5" (4.53m x 3.49m)**



UPVC window to front. Carpeted. Radiator. Feature fireplace with surround.

### **Kitchen 9'10" x 10'6" (3.00m x 3.21m)**



UPVC window to rear. Matching base and eye level units with work surfaces over. Sink unit and drainer with taps over. Space for oven with extractor hood over. Space and plumbing for washing machine. Space tumble dryer. Space for fridge/freezer. Vinyl flooring. Partially tiled walls. Pantry with shelving. Storage cupboard.

### **Bedroom 1 12'5" x 10'0" (3.81m x 3.05m)**



UPVC window to front. Radiator. Carpeted. Two built in cupboards with shelving.

**Bathroom 6'6" x 5'5" (1.99m x 1.67m)**

UPVC window to rear. Panelled bath with shower attachment over. Wash hand basin. Toilet. Fully tiled walls. Radiator. Carpeted.

**Outside**

The front of the property has a driveway leading to the single garage. Gravel area. Side pathway leading to side gated access to the rear garden. The rear garden is enclosed by timber fencing. Laid to lawn. Patio area. Timer shed.

**Property Postcode**

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

**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 Variable 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: 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.

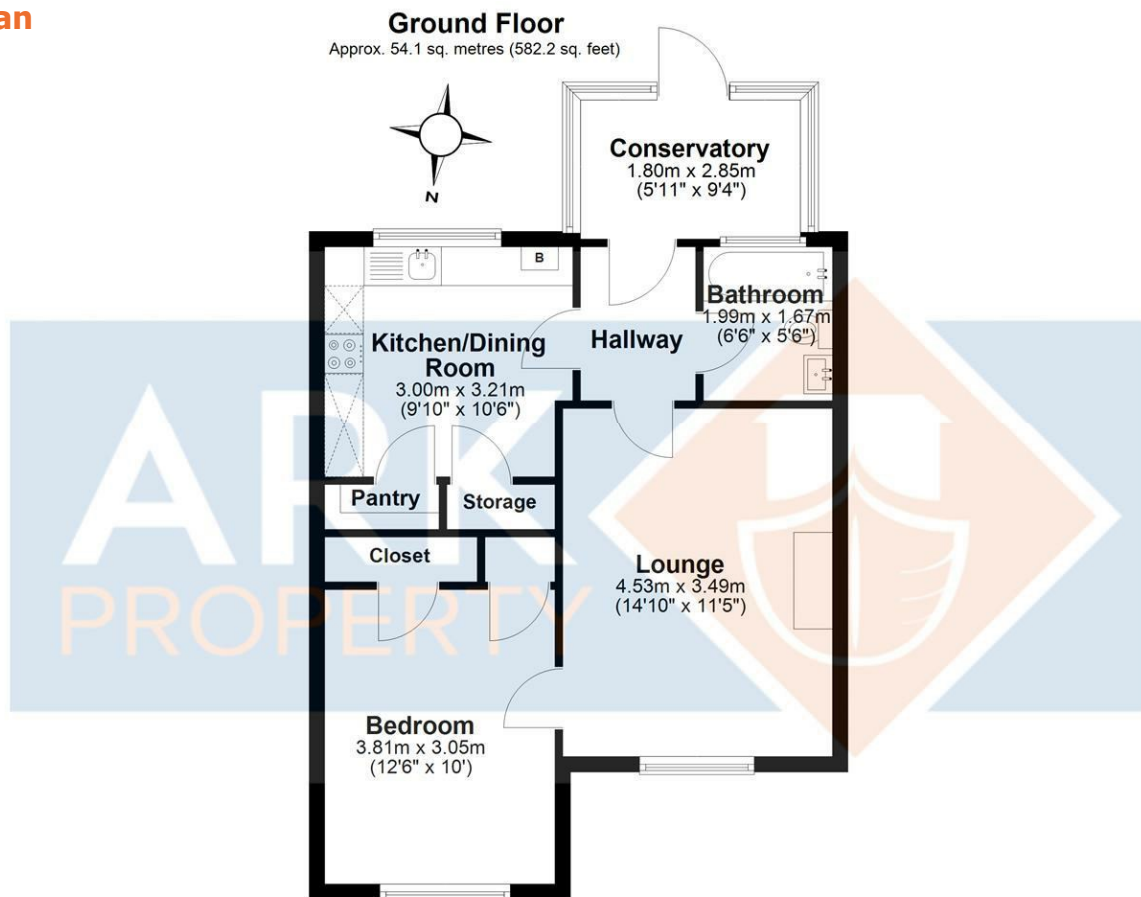
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



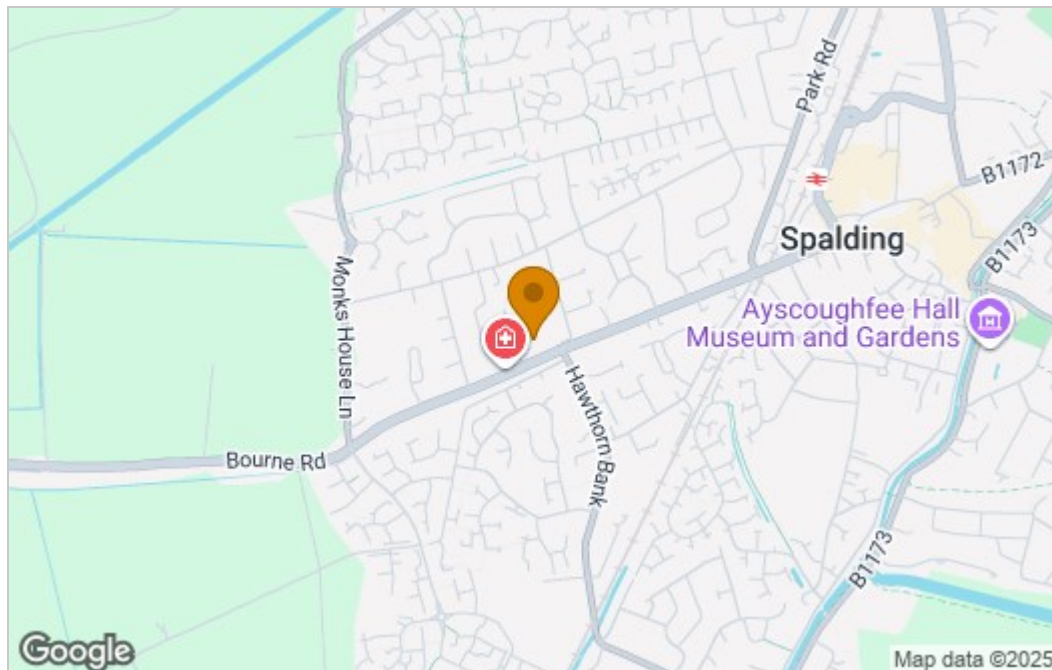
## Floor Plan



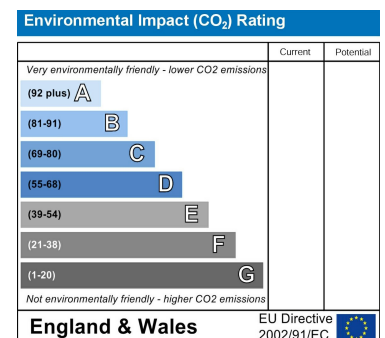
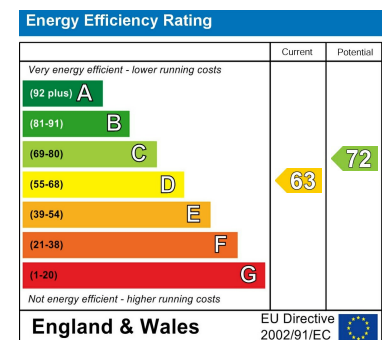
Total area: approx. 54.1 sq. metres (582.2 sq. feet)

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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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

