



## **31 Kimblewick Lane, Spalding, PE11 3GY**

**£300,000**

Immaculate three-bedroom detached bungalow featuring a contemporary kitchen-diner, a spacious rear garden, and a driveway for easy off-road parking. Nestled in the sought-after residential area within Spalding, it's conveniently located near all local amenities. Step inside to discover a welcoming hallway, a generous lounge, well-equipped kitchen, utility room, three bedrooms, an en-suite, and a bathroom. Low maintenance front and rear gardens.

Call today to get your viewing booked in!



### Entrance Hallway

Part glazed entrance door with glazed side panel. Radiator. Loft access. Camaro flooring. Built in airing cupboard with hot water cylinder and slatted shelving.

### Lounge 14'6" x 11'8" (4.42 x 3.58)



Upvc window to front and side aspect. Carpeted. Radiator. Electric inset fireplace.

### Kitchen Diner 14'6" x 9'3" (4.42 x 2.84)



Upvc window to front aspect. Base and wall units with work surface over. Part tiled walls. Tiled flooring. Integrated dishwasher, oven and hob with extractor over. Space for freestanding fridge freezer. Radiator. Spot lighting.

### Utility Room 5'11" x 5'1" (1.81 x 1.57)



Glazed door to side aspect. Base and wall units with work surface over. Full height cupboard with electric points. Part tiled walls. Space for washing machine. Stainless steel sink with drainer.

### Bedroom One 10'11" x 10'4" (3.35 x 3.15)



Upvc window to rear aspect. Carpeted. Radiator. Fitted wardrobes.

**En-Suite 8'10" x 3'10" (2.70 x 1.17)**



Upvc window to side aspect. Shower cubicle with shower over. Toilet. Wash hand basin. Part tiled walls. Radiator. Extractor fan. Shaving point.

**Bedroom Two 11'3" x 8'9" (3.45 x 2.67)**



Upvc window to rear aspect. Carpeted. Fitted wardrobes with storage over. Radiator.

**Bedroom Three 10'5" x 8'9" (3.20 x 2.67)**



Upvc window to side aspect. Carpeted. Fitted wardrobe and dresser. Radiator.

**Bathroom 8'9" x 6'5" (2.69 x 1.96)**



Upvc window to side aspect. Part tiled walls. Panelled bath. Shower cubicle with shower over. Shaver point. Wash hand basin. Toilet. Extractor fan.

**Single Garage 9'4" x 17'2" (2.87 x 5.25)**

Electric garage doors. Power and lighting. Wall mounted mains gas Worcester boiler.

**Front Garden**

A front garden with gravel, featuring a driveway paved with stones that guides you to both the garage and the main entrance of the property.

**Rear Garden**



An easily maintained enclosed rear garden, predominantly paved with featured lawn area. Wooden summerhouse.

**Property Postcode**

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

**Additional Information**

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: C

**PLEASE NOTE:**

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

### **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.

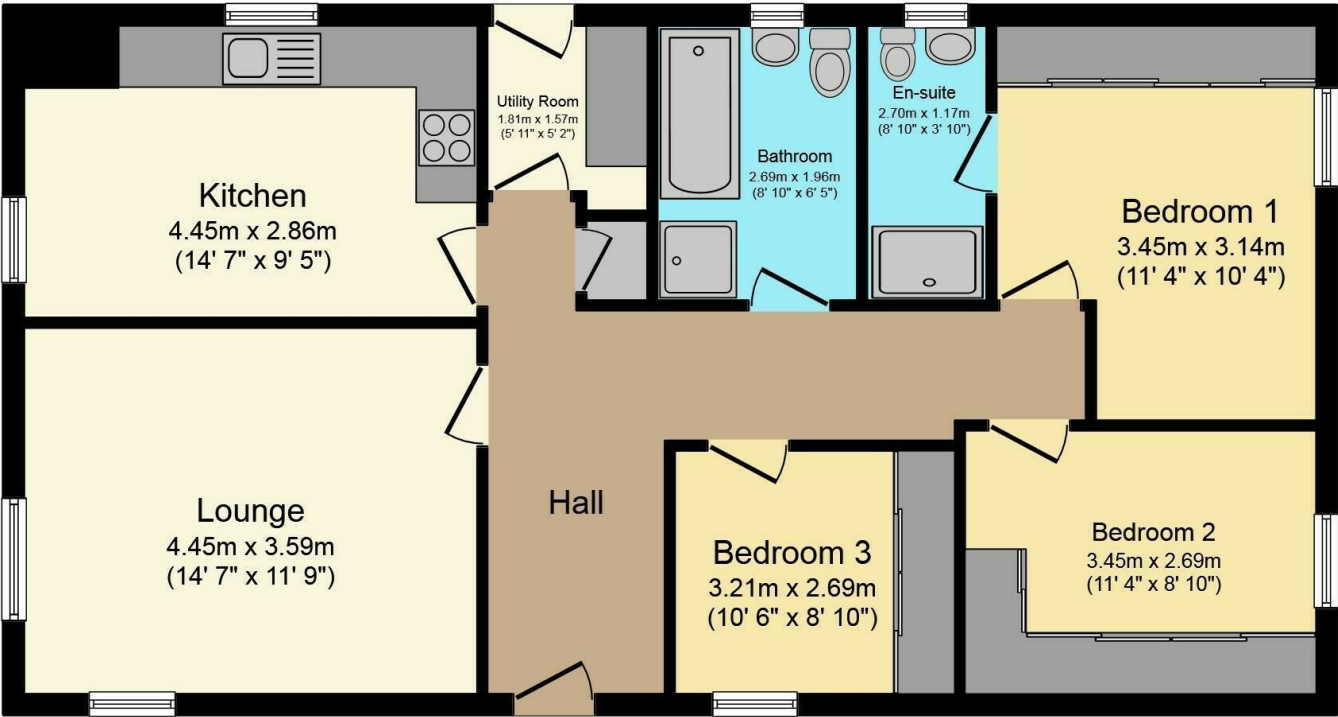
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **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

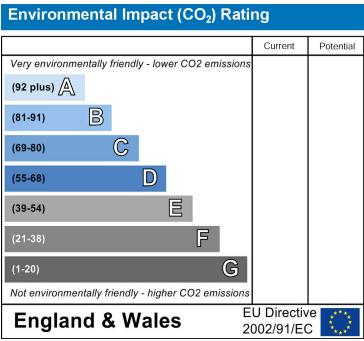
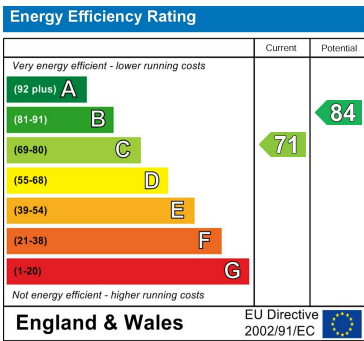


Floor Plan

Area Map



Energy Efficiency Graph



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