



40 Woodlands, Spalding, PE12 9LY

£225,000

- Popular cul de sac location
- Nice flowing layout
- Conservatory to rear
- Good size rear garden
- Detached two bedroom bungalow
- Garage with electric roller door
- In need of modernising
- No forward chain

Situated in a sought after area of Long Sutton, this two bedroom detached bungalow offers plenty of potential and is ready for you to make it your own. Now being sold with no onward chain, the property enjoys a lovely flow, generous living space, and a fantastic plot. With a little updating, it could become the perfect home. Book your viewing today!

Entrance Porch 13'10" x 4'10" (4.22m x 1.49m)



Composite door to front with glazed side panel. Carpeted.

Entrance Hall

Wooden door with side panel. Radiator. Carpeted. Loft access.

Lounge 15'7" x 11'8" (4.75m x 3.57m)



UPVC bay window to front. Radiator. Wall lighting. Carpeted.

Kitchen Breakfast Room 9'4" x 11'8" (2.87m x 3.56m)



UPVC window to rear. Matching wall and base units with work surfaces over. Tiled flooring. Built in oven with 4 ring gas hob and extractor hood over. Space for fridge/freezer. Sink drainer with mixer tap.

Utility Room 6'1" x 9'1" (1.87m x 2.79m)



UPVC window to rear. Base units with work surface over. Radiator. Space and plumbing for washing machine. Storage cupboard. Pantry cupboard with shelving. Tiled flooring.

Bedroom 1 11'3" x 11'6" (3.45m x 3.53m)



UPVC window to front. Radiator. Carpeted.

Bedroom 2 10'9" x 9'8" (3.28m x 2.97m)



UPVC window to front. Radiator. Carpeted. Doors to conservatory.

Bathroom 5'3" x 6'8" (1.62m x 2.05m)



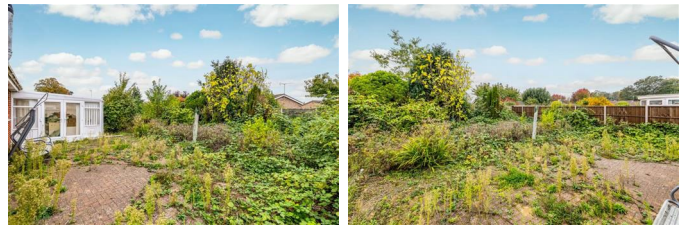
UPVC window to rear. Double shower cubicle with rainwater head and separate shower attachment over. Pedestal wash hand basin. Toilet. Radiator. Tiled flooring. Extractor fan.

Conservatory 11'1" x 9'3" (3.39m x 2.82m)



UPVC construction with poly carbonate roof. French doors leading to garden.

Outside



The front of the property has a block paved driveway providing off road parking leading to the garage.

The rear garden is enclosed by timber fencing. Block paved area. Well established bushes. There is a shed with personnel door and window to side.

Garage 15'3" x 8'10" (4.66m x 2.70m)

Up and over vehicle door to front. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE12 9LY

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: B

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.
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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: 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.

Referral & Fee Disclosure

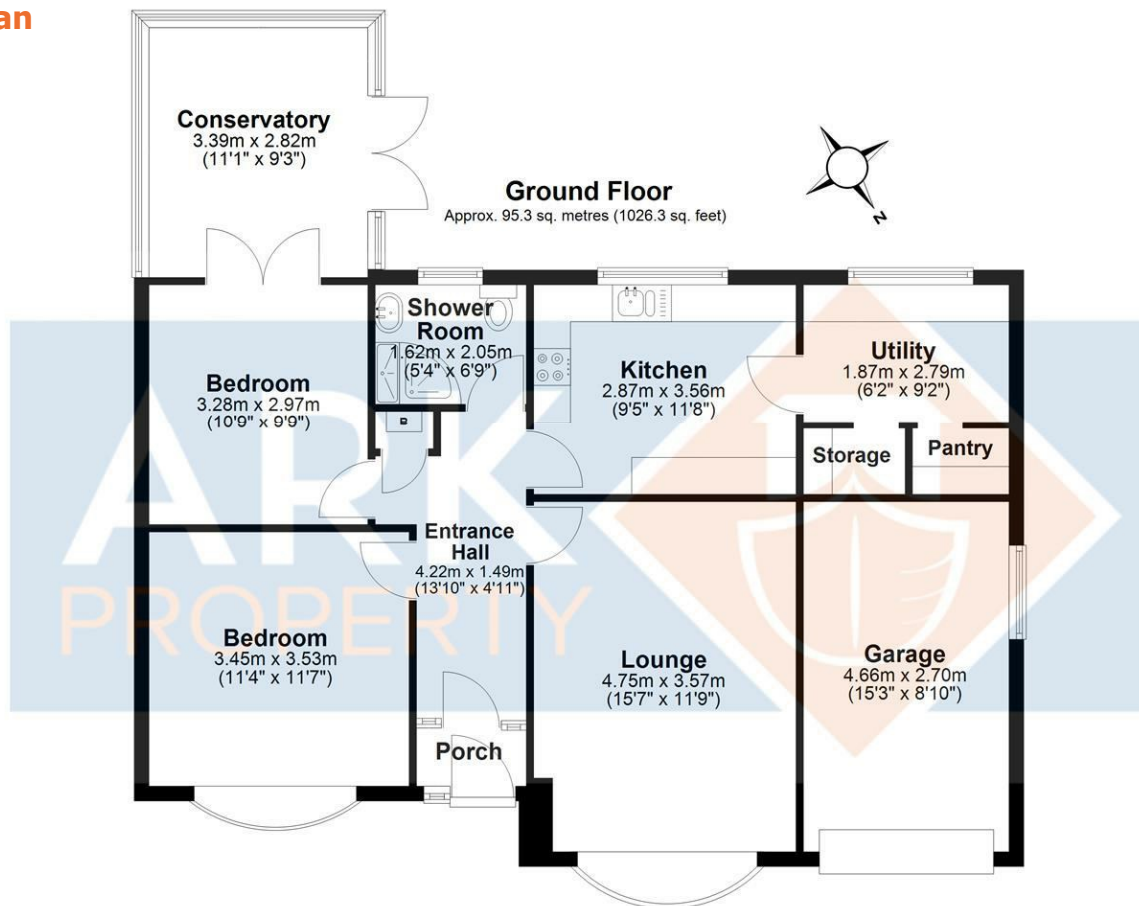
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

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.

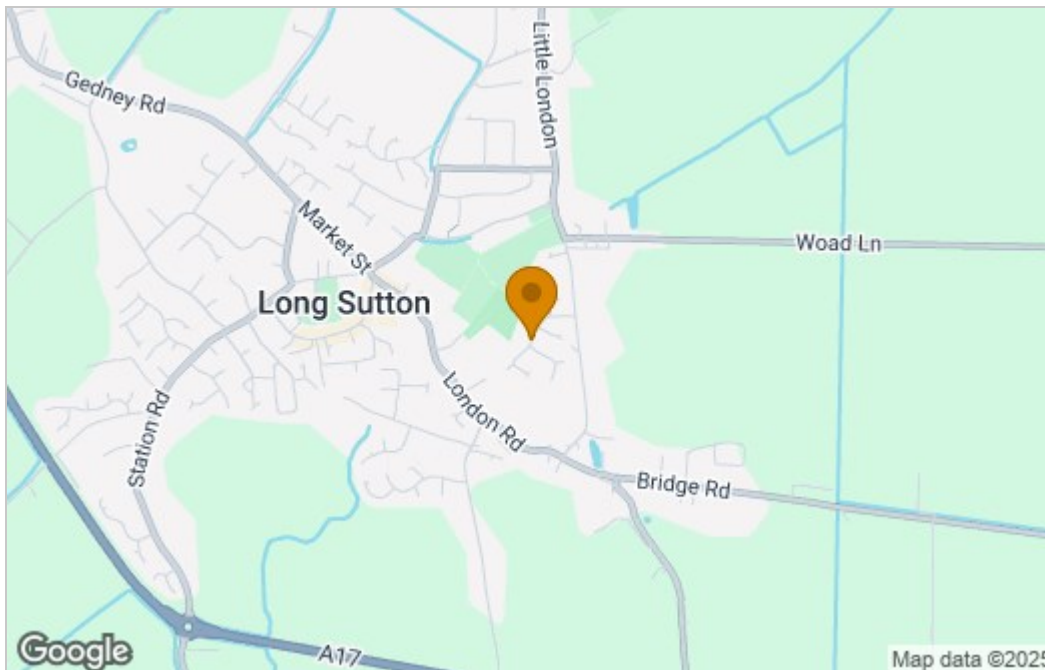
Floor Plan



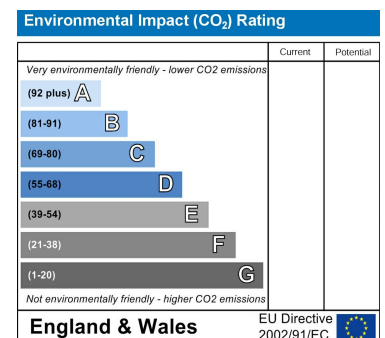
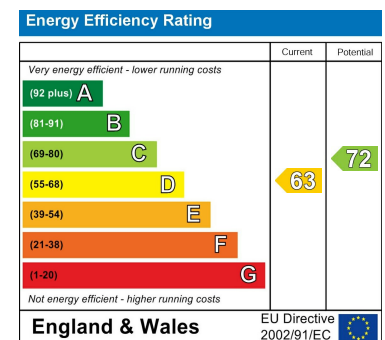
Total area: approx. 95.3 sq. metres (1026.3 sq. feet)

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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