



**5 Tollgate, Spalding, PE11 1NJ**

**Offers Over £200,000**

- Perfect for Renovating
- Walking Distance to Town Centre
- Three Bedrooms
- Great Size Rear Garden
- Kitchen Diner

- Popular Location
- Good Size Bedrooms
- Private Rear Garden
- A Must View!!!
- NO FORWARD CHAIN

Looking for a bungalow that needs some work? This property is in a great location, with easy access to the town centre. Featuring spacious bedrooms, a lovely garden, and a good-sized driveway, it has a lot to offer. Does this sound like what you're searching for? Give us a call!

### Entrance Hall



Upvc door to front aspect. Carpeted. Radiator.

### Lounge 13'7" x 14'3" (4.16 x 4.35)



Upvc bay window to front aspect. Carpeted. Radiator. Brick surround with gas fireplace.

### Kitchen Diner 14'6" x 11'9" (4.43 x 3.60)



Upvc window to side and rear aspect. Upvc door to side aspect. Base and wall units with work surface over. Sink drainer with mixer tap over. Tiled splashback. Pantry with shelving.

### Bedroom One 12'0" x 11'0" (3.66 x 3.36)



Upvc window to front aspect. Radiator. Carpeted.

**Bedroom Two 9'7" x 11'0" (2.93 x 3.36)**



Upvc window to side aspect. Radiator. Carpeted.

**Bedroom Three 8'9" x 8'5" (2.69 x 2.58)**



Aluminium sliding patio doors to rear. Carpeted. Radiator.

**Shower Room 5'5" x 6'3" (1.67 x 1.93 )**



Upvc window to rear aspect. Corner shower cubicle

with shower over. Wash hand basin. Toilet. Part tiled walls. Extractor fan.

**Garage**

Up and over door.

**Front Garden**



A brick wall with metal gates at the front leads to a concrete driveway suitable for off-road parking. There is also a lawn area with a path leading to the front door.

**Rear Garden**



A concrete path and lawn area are separated by a wall dividing the garden. The patio area is ideal for seating and entertaining. The space is enclosed with fencing and hedges.

**Property Postcode**

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

**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.

**Verified Material Information**

Tenure: Freehold

Council tax band: B

Property construction: Brick Built  
Electricity supply: British Gas  
Solar Panels: No  
Other electricity sources: No  
Water supply: Anglian water - Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Heating features: 2x gas fires  
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
Mobile coverage: As stated by Ofcom, Indoor - EE and Three is Likely over Voice and Data. O2 and Vodafone is Limited over Voice and Data.  
Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and 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: Very low risk of surface water flooding. Medium risk of flooding from rivers and the sea.  
Coastal erosion risk: No  
Japanese Knotweed: No  
Planning permission: Please refer to SHDC planning portal for any relevant planning in the area.  
Accessibility and adaptations: No  
Coalfield or mining area: No  
Energy Performance rating: D (65)

### **Additional Information**

PLEASE NOTE:

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

### **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.

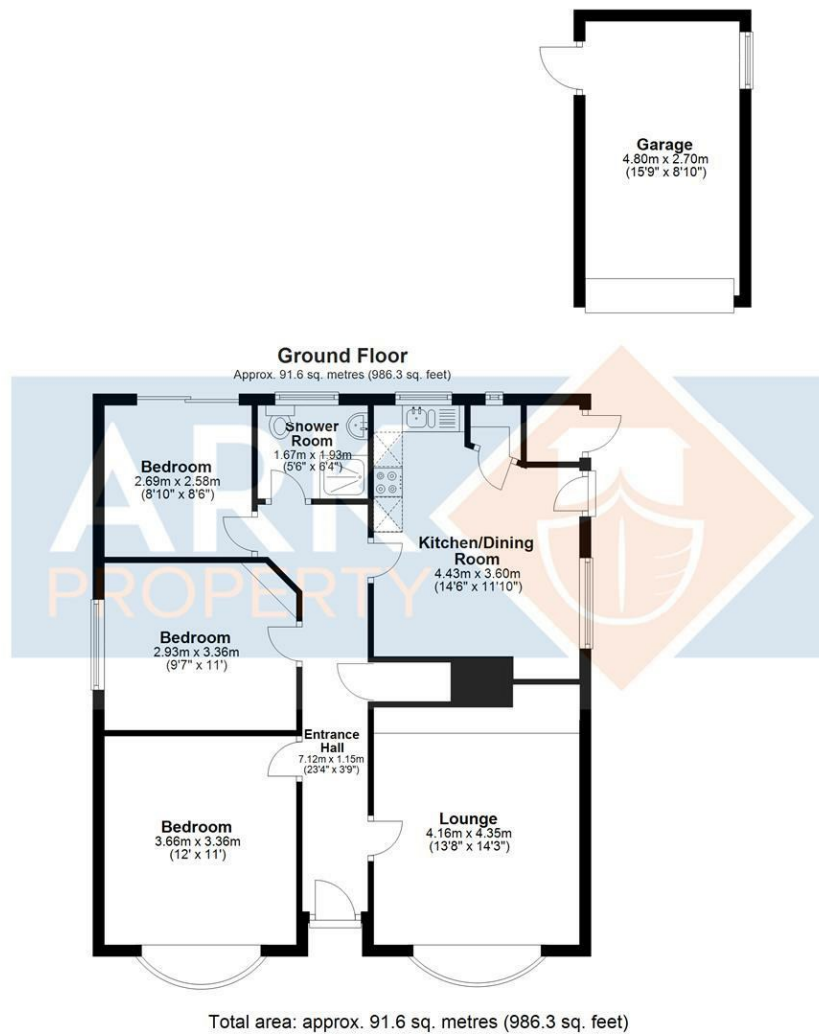
### **Ark Property Centre**

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.

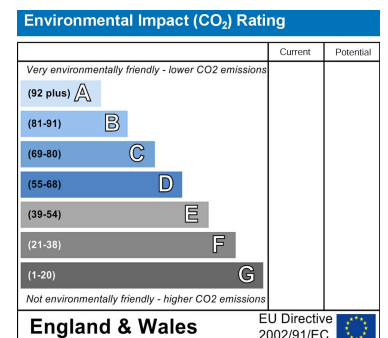
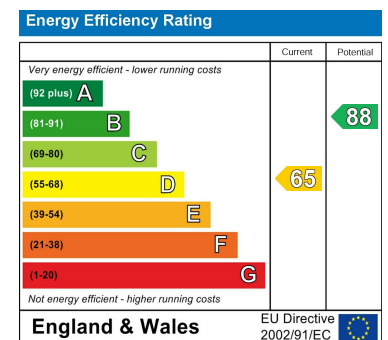
## Floor Plan



## 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>

