



53 Fen End Lane, Spalding, PE12 6AD

£315,000

- Great flowing layout
- Two reception rooms
- Large conservatory
- Open field aspects to rear
- Ample parking leading to garage
- Well presented throughout
- Location on edge of town
- En-suite to main bedroom

Located on the edge of town, this beautifully presented three bedroom bungalow has everything you could want in a home. The property offers three generously sized bedrooms, with the main bedroom benefiting from a convenient en-suite. The well-designed layout creates a natural flow throughout the living spaces, leading to a spacious rear conservatory that overlooks the stunning garden. Beyond the low, attractive fence, you can enjoy uninterrupted views across open fields, perfect for a peaceful and relaxing setting.

Entrance Hall 19'5" x 4'9" (5.92m x 1.46m)



UPVC double glazed door with glazed side panel. Radiator. Loft access. Storage cupboard housing hot water cylinder with slatted shelving.

Lounge 17'8" x 12'5" (5.40m x 3.79m)



UPVC double glazed bay window to front. Radiator. Feature fireplace with wooden surround with a fitted coal effect gas fire.

Dining Room 12'1" x 9'2" (3.69m x 2.80m)



UPVC double glazed window to side. Pedestrian door to garage. Radiator.

Kitchen 8'10" x 20'6" (2.71m x 6.25m)



UPVC double glazed window to rear. Tiled flooring. Matching range of base and eye level units. Sink inset with mixer tap. Integrated electric hob with stainless steel extractor hood over. Integrated eye level double oven.

Utility



UPVC double glazed door and window to rear. Fitted worktop. Plumbing and space for washing machine and dishwasher. Space for tumble dryer and fridge.

Conservatory 10'5" x 18'2" (3.19m x 5.54m)



Dwarf brick wall and UPVC double glazed windows to both sides and to rear. Tiled flooring. UPVC double glazed French doors opening to the garden.

Bedroom 1 14'8" x 10'4" (4.48m x 3.15m)



UPVC double glazed window to rear. Radiator.

En-suite 4'0" x 9'0" (1.22m x 2.75m)



UPVC double glazed window to side. Extractor fan. Tiled flooring. Fitted with a three piece suite comprising toilet. Pedestal wash hand basin with mixer tap. Fully tiled shower cubicle with fitted thermostatic shower over.

Bedroom 2 10'2" x 11'7" (3.12m x 3.54m)



UPVC double glazed window to front. Radiator.

Bedroom 3 7'1" x 11'7" (2.18m x 3.54m)



UPVC double glazed window to side. Radiator.

Bathroom 5'6" x 7'4" (1.69m x 2.26m)



UPVC double glazed window to rear. Tiled floor. Part tiled walls. Fitted with a toilet. Wash hand basin with

mixer tap fitted into vanity unit. Panelled bath with mixer tap and shower attachment tap.

Outside



To the front of the property there is a block paved driveway providing multiple off road parking. Mainly laid to lawn with a range of mature shrub and tree borders. Gated access to the side leading to the rear garden.

The rear garden is enclosed by timber fencing and mainly laid to lawn with a wide range of mature shrub and tree borders. Garden shed. Greenhouse. Patio area. Cold water tap. Outside lighting.

Garage 16'5" x 9'2" (5.01m x 2.80m)

Electric up and over vehicular door. Wall mounted gas boiler. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE12 6AD

Additional Information

PLEASE NOTE:

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

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus Energy

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 Variable 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: TBC

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.

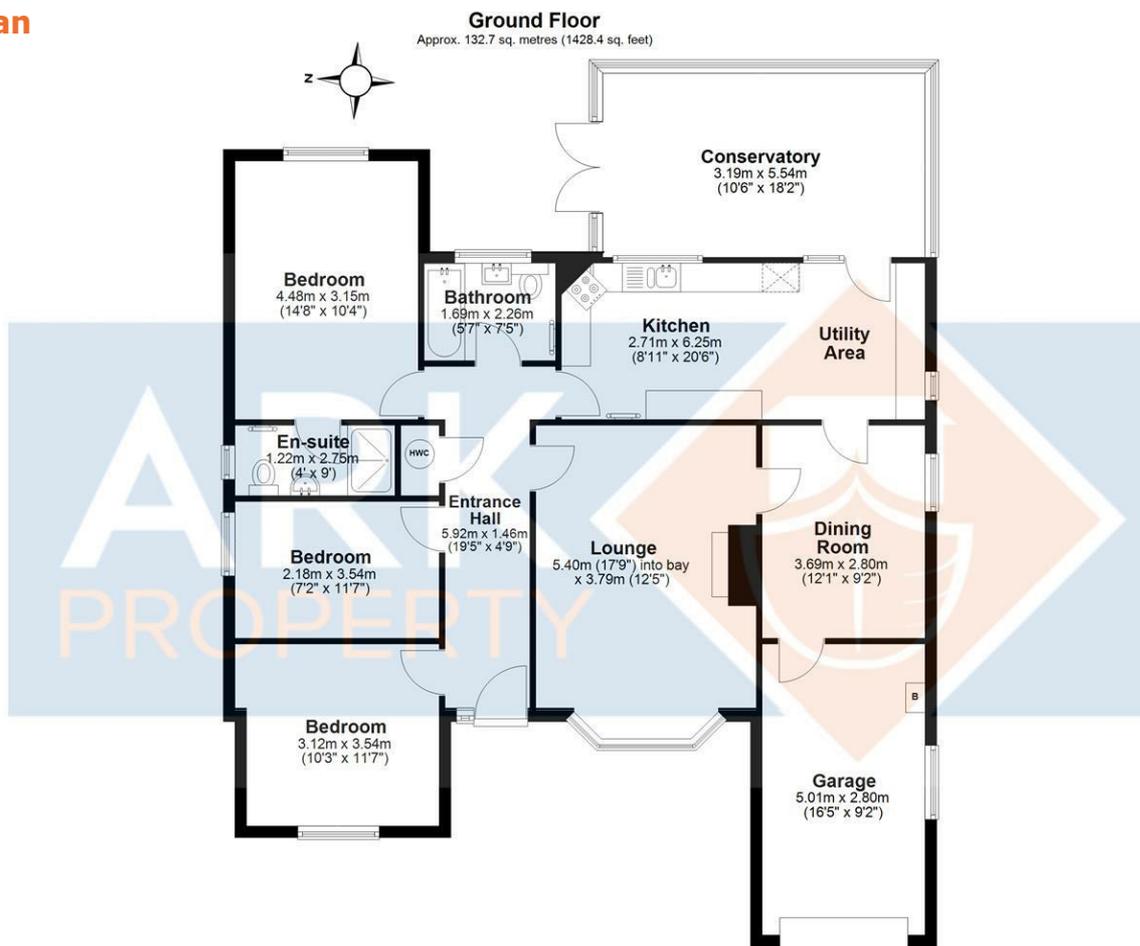
Disclaimer

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.





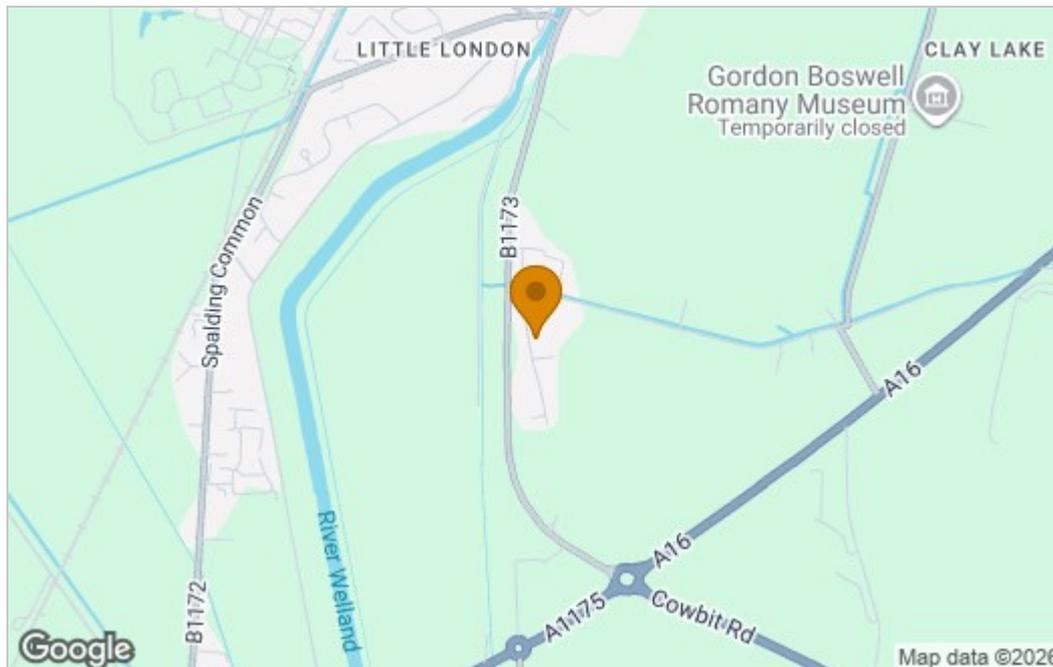
Floor Plan



Total area: approx. 132.7 sq. metres (1428.4 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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