ARK PROPERTY









21 Saxon Close, Spalding, PE12 6AY

£195,000

- Detached two-bedroom bungalow
- Offered for sale with no onward chain
- Lounge, kitchen, shower room, and entrance hall
- Front, side, and rear gardens
- Single garage and off-road parking
- Conveniently located close to local amenities, schools, and scenic river walks

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Offered for sale with no onward chain, this detached two-bedroom bungalow is situated in the sought-after location of Saxon Close, Spalding, conveniently close to local amenities, primary and secondary schools, and picturesque river walks.

The accommodation comprises an entrance hall, spacious lounge, kitchen, two bedrooms, and a shower room. Outside, the property benefits from well-maintained front, side, and rear gardens, together with a single garage, providing ample outdoor space and parking.

This is an excellent opportunity for those seeking a well-located bungalow in a popular residential area.

Entrance Hall 14'5" x 3'10" (4.40m x 1.17m)



PVC double glazed entrance door. Coved to ceiling. Loft access. Radiator. Built in airing cupboard with slatted shelving and hot water cylinder.



Lounge 13'0" x 13'3" (3.97m x 4.06m)



PVC double glazed window to front. Coving to ceiling. Radiator. Feature gas fireplace with surround.



Kitchen 12'11" x 8'9" (3.96m x 2.68m)



PVC double glazed window to rear. Door to garden. Coving to ceiling. Vinyl flooring. Radiator. Wall mounted mains gas central heating boiler. Fitted with a range of base units with worktops over. Composite sink and drainer with mixer tap over. Tiled splashback. Space for cooker with capped off gas pipe. Space and plumbing for washing machine.

Bathroom 5'7" x 5'9" (1.72m x 1.77m)



PVC double glazed window to rear. Coving to ceiling. Extractor fan. Vinyl flooring. Chrome heated towel rail. Fitted quadrant shower cubicle with wall boarding and thermostatic bar shower. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome taps.

Bedroom 1 11'7" x 10'7" (3.54m x 3.23m)



PVC double glazed window to front. Coving to ceiling. Radiator.

Bedroom 2 11'9" x 12'1" (3.59m x 3.70m)



PVC double glazed window to rear. Coving to ceiling. Radiator.

Outside



There is a lawn area with planted borders wrapping around the property and a gravel driveway leading to the single garage.
Gated access leads to the rear garden.
The rear garden is enclosed by timber fencing. Lawn and patio seating areas. A range of mature shrubs. The property is located on a corner plot. The front garden is mainly laid to lawn with shrubs and tree borders and pathway to the front door. To the side there is a gravelled driveway



Garage 8'5" x 16'4" (2.58m x 4.99m)

Up and over door to front. PVC double glazed window to rear. Door to side. Wall mounted electric consumer unit. Power and light connected.

Property Postcode

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

Additional Information

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

The sale of the property is subject to Grant of Probate.

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: B
Annual charge: Not known.
Property construction: Brick built
Electricity supply: Not known.
Other electricity sources: Not known.
Water supply: Not known.
Sewerage: Not known.
Heating: Not known.
Heating features: Not known.
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: Not known.
Restrictions: Not known.
Public right of way: Not known.
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: Not known.
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: Not known.
Coalfield or mining area: Not known.
Energy Performance rating:

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

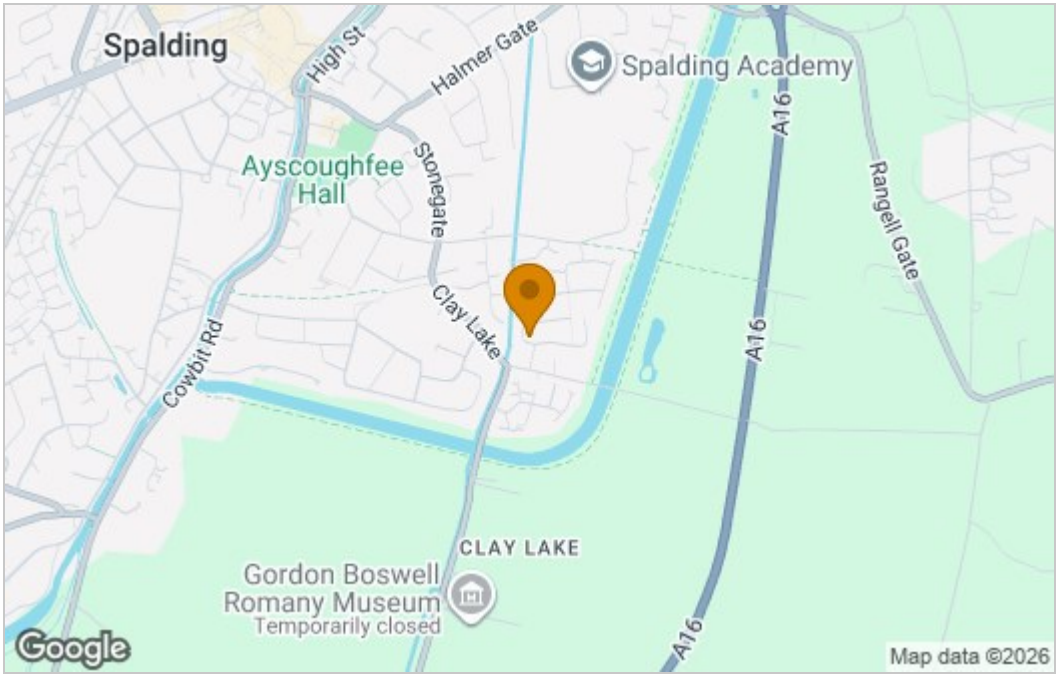
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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

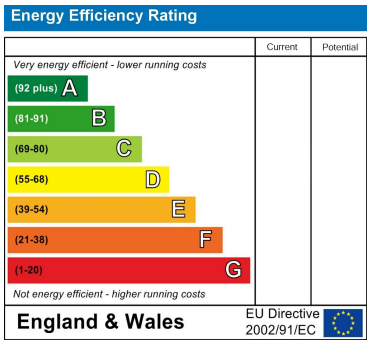


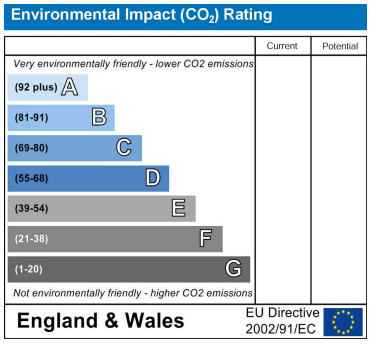
Room dimensions and layouts are approximate, not to scale, and provided for guidance only. They should not be relied upon as statements of fact. Interested parties should verify all measurements independently before making any decisions.

Area Map



Energy Efficiency Graph





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