ARK PROPERTY









12 Water Gate, Spalding, PE11 4PY

£264,500

- Two/three-bedroom detached bungalow in Quadring village.
- Versatile living space with potential for two or three bedrooms.
- Large bathroom featuring a four-piece suite.
- Lounge-diner with views over a low-maintenance rear garden.
- No forward chain for a smooth purchase.
- Includes a single garage and ample off-road parking.
- Well-presented throughout, ready to move in.
- Set in a peaceful village location with great amenities nearby.

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Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Located in the charming village of Quadring, this well presented two/three-bedroom detached bungalow offers versatile living spaces and a large bathroom with a four-piece suite. It includes a lounge-diner overlooking a low-maintenance rear garden and comes with a garage and ample off-road parking. The property is move-in ready and sold with no forward chain, making it an ideal find.

Entrance Hall



UPVC door to front. Radiator. Carpeted. Storage cupboard with shelving.

Lounge/Diner 27'8" x 11'5" (8.44m x 3.49m)





UPVC windows to side and rear. French doors to side leading to patio area. Two radiators. Laminate flooring.

Kitchen 10'11" x 12'1" (3.34m x 3.69m)





UPVC window to rear and side. Matching range of base and eye level units with work surfaces over. Tiled effect vinyl flooring. Composite sink unit with drainer and mixer tap. Tiled splash back. Four ring gas hob with extractor over. Built in Bosch eye level oven and grill. Storage cupboard with shelving housing the boiler. Integrated fridge. Space and plumbing for dishwasher.

Utility Room 13'7" x 4'6" (4.15m x 1.39m)



UPVC window to to side. Two UPVC doors, one leading to garden, one leading to driveway. Door to garage. Base units with work surface over. Stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Radiator. Tiled effect vinyl flooring.

Cloakroom



UPVC window to rear. Toilet. Wash hand basin set in vanity unit. Radiator. Tiled effect vinyl flooring.

Bedroom 1 10'11" x 11'10" (3.33m x 3.63m)



UPVC window to front. Radiator. Carpeted.

Bedroom 2 9'10" x 11'10" (3.02m x 3.63m)



UPVC window to side. Radiator. Carpeted.

Lounge/Bedroom 3 12'11" x 12'10" (3.95m x 3.93m)

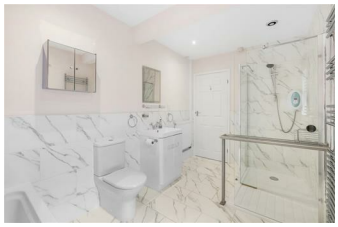




UPVC window to front and side. Radiator. Feature fireplace with brick surround and tiled hearth. Carpeted.

Bathroom 12'0" x 7'0" (3.68m x 2.14m)





UPVC window to side. Panelled bath. Shower cubicle with shower over. Toilet. Wash hand basin set in vanity unit. Partially tiled walls. Wall mounted heated towel rail. Radiator. Shaver point. Extractor fan. Tiled flooring.

Outside





The front of the property has a block paved driveway providing off road parking. Side gated access to the rear garden.
The rear garden is enclosed by timber fencing and hedging. Patio area with brick built raised planters.

Garage 15'3" x 8'4" (4.65m x 2.56m)

Side hung garage doors. Window to rear. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE11 4PY

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: 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.
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: None known
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: D62

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.

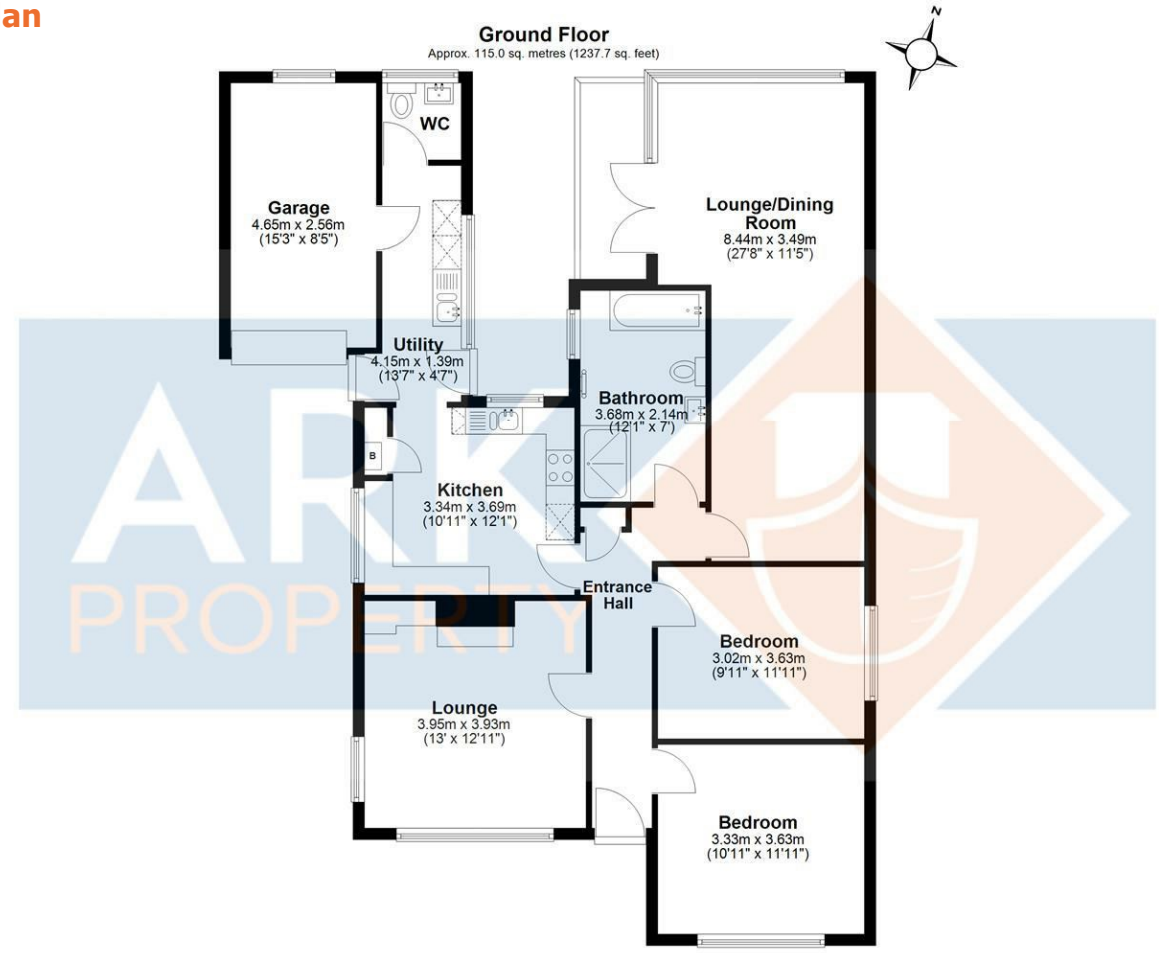
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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



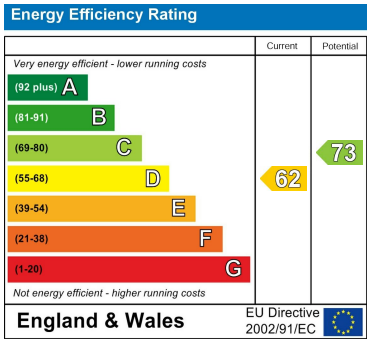
Total area: approx. 115.0 sq. metres (1237.7 sq. feet)

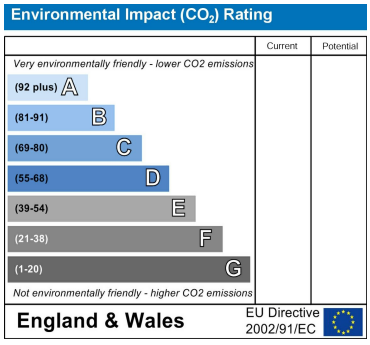
All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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