



## **1 Law Court, Spalding, PE11 3FG**

**£200,000**

- Detached two-bedroom bungalow set in a quiet Spalding cul-de-sac
- Spacious kitchen diner with adjoining utility room
- Bright lounge and welcoming hallway
- Modern shower room and two well-proportioned bedrooms
- Enclosed rear garden plus single garage
- Offered for sale with no onward chain



Situated in a quiet cul-de-sac in Spalding, this detached two-bedroom bungalow offers comfortable single-level living with the benefit of no onward chain. The accommodation includes a welcoming hallway, a bright lounge, and a spacious kitchen diner with an adjoining utility room. There are two well-proportioned bedrooms and a modern shower room. Outside, the property enjoys an enclosed rear garden and a single garage, providing secure parking and storage. An ideal opportunity for those seeking a peaceful location with convenient access to local amenities.

**Entrance Hall 13'9" x 3'6" (4.21m x 1.07m)**

Composite glazed entrance door. Coving to ceiling with loft access. Radiator. Built in airing cupboard with slatted shelving and hot water cylinder.

**Lounge 12'3" x 17'1" (3.75m x 5.21m)**



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

**Kitchen/Diner 10'4" x 11'1" (3.17m x 3.39m)**



PVC double glazed window to rear. Coving to ceiling. Vinyl flooring. Radiator. Fitted base and eye level units with roll edge work surface and tiled splash back. Stainless steel sink and drainer with chrome mixer tap. Freestanding cooker. Door to utility room.

**Utility Room 9'6" x 6'6" (2.91m x 1.99m)**

PVC double glazed window and door to rear. Coving to ceiling. Vinyl flooring. Fitted base and eye level units with roll edge work surface and tiled splash back. Radiator. Space for washing machine. Door to garage.

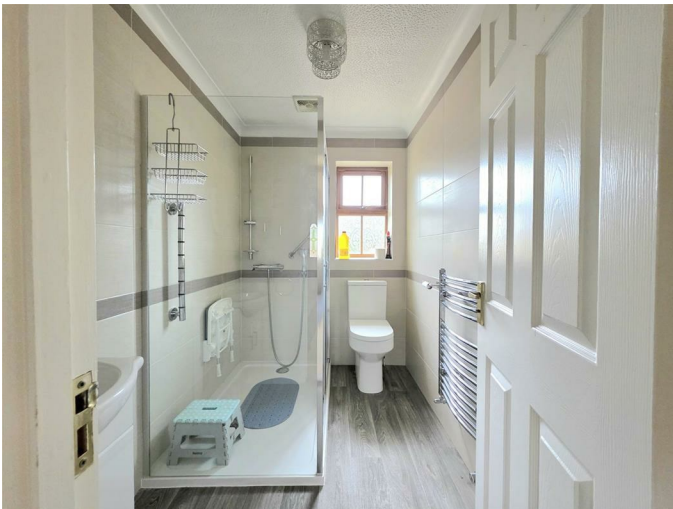
**Bedroom 1 10'2" x 11'2" (3.11m x 3.42m)**



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

**Bedroom 2 10'2" x 12'9" (3.11m x 3.91m)**

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

**Shower Room 7'10" x 5'4" (2.40m x 1.65m)**

PVC double glazed window to rear. Coving to ceiling. Extractor fan. Vinyl flooring. Chrome wall mounted heated towel rail. Fitted oversize walk in shower enclosure with chrome thermostatic bar shower and glass sliding door. Close coupled toilet with push button flush. Ceramic wash hand basin set in vanity unit with built in storage. Shaver point.

**Outside**

To the front of the property is a low maintenance gravel area and block paved driveway providing off road parking.

The rear garden is enclosed by brick wall and timber fence. Hard standing comprising a patio seating area and gravel areas with planted borders. There is a timber storage shed. Summer house. Outside power, light and water connected.

**Garage 16'9" x 8'11" (5.12m x 2.74m)**

Electric roller shutter door. Power and light connected.

**Property Postcode**

For location purposes the postcode of this property is: PE11

**Additional Information**

PLEASE NOTE:

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

This property is subject to Probate and the sale is reliant upon the grant of probate.

**Verified Material Information**

Tenure: Freehold

Council tax band: B

Property construction: Brick built

Water supply: Anglian Water

Sewerage: Mains

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

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.

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

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.

### 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

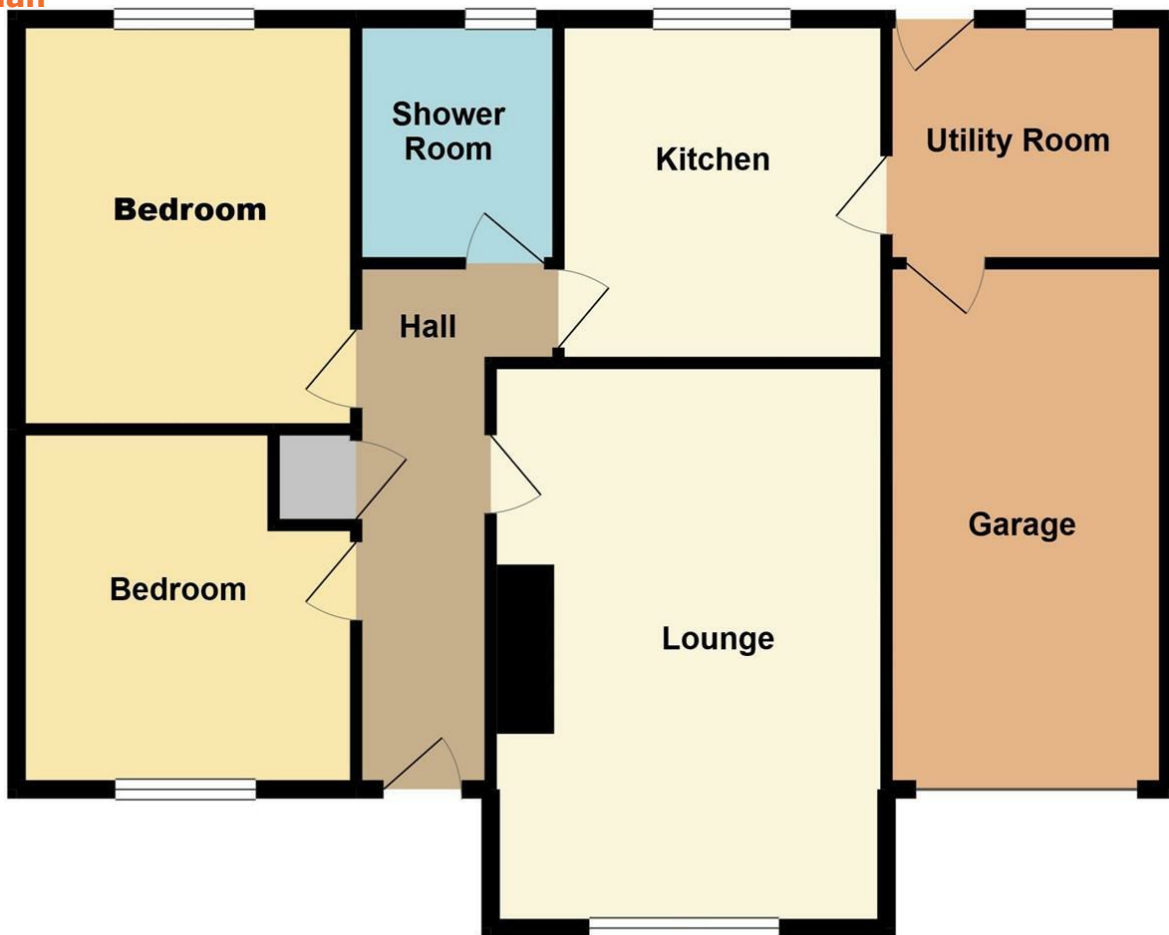
receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### Disclaimer

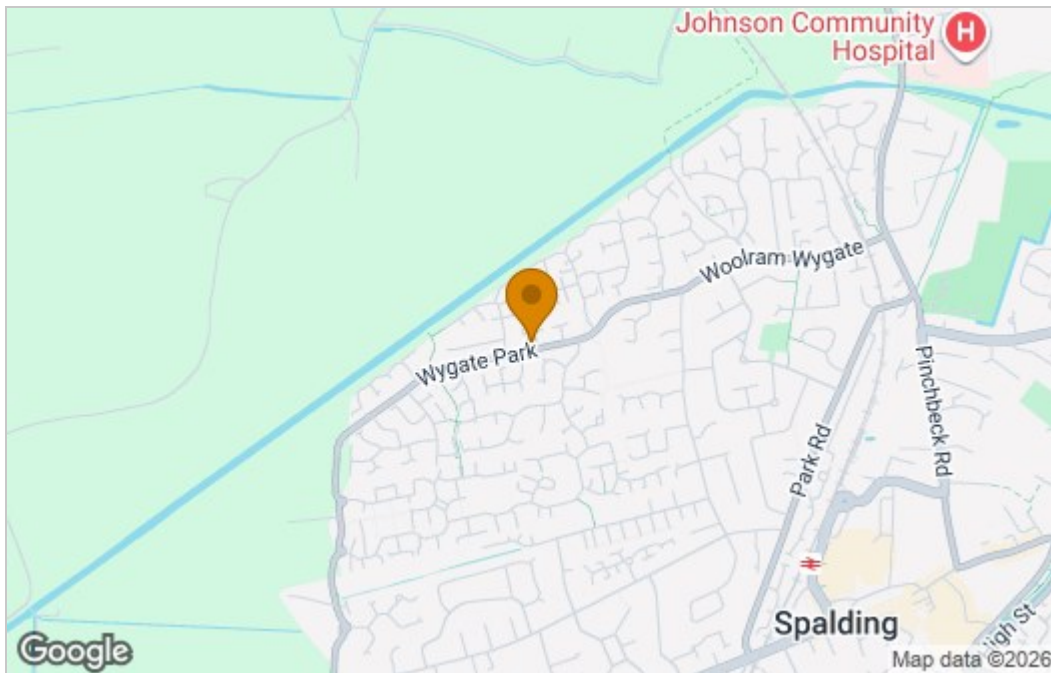
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



## Floor Plan



## Area Map



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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>

## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

