



107 Bicker Road, Spalding, PE11 4XR

Guide Price £171,500

With idyllic field views, immaculate presentation, three bedrooms, off road parking, and a charming garden, this £175,000 gem nestled on the outskirts of Donington has it all. Don't miss your chance to make this coveted property yours, as opportunities like this don't come around often. Schedule your viewing today before it's gone!

Porch

Upvc and brick built with door to side, radiator and handy area for all the shoes and coats.

Lounge 17'7" x 13'6" (5.36 x 4.14)



Upvc window to front, radiator, carpets, tv point and wood burner set in a tiled surround.

Open Plan Kitchen Diner 16'0" x 19'1" (4.88 x 5.82)



Dining Area



Fantastic space with laminate wood effect flooring, electric fireplace with surround, understairs open storage area, spotlights and two radiators, two Upvc windows to side.

Kitchen Area



Upvc window and door to side, Matching wall and base units with worktop over, ceramic sink drainer with adjustable mixer tap, space for fridge freezer, integrated oven and hob, tiled splashbacks, breakfast bar, continuation of the flooring from dining area, spotlights, oil boiler

Utility Room

Wall units, plumbing for washing machine with worktop over

Downstairs Bathroom 9'6" x 6'2" (2.9 x 1.88)



Upvc frosted window to side, four piece suits with Pshape bath, corner shower cubicle, toilet, wash hand basin with vanity unit under, tiled flooring, heated towel rail, and extractor fan

First Floor Landing



Carpets and loft access

Bedroom 1 9'4" x 11'8" (2.87 x 3.56)



Upvc window to front, carpets , tv point and radiator

Bedroom 2 11'8" x 9'10" (3.56 x 3.00)



Upvc window to rear, carpets, tv point and radiator

Bedroom 3 7'4" x 8'6" (2.26 x 2.6)



Upvc window to rear, carpets, radiator and airing cupboard.

Separate Toilet



Upvc window to side, toilet and wash hand basin,

Front Garden



Concrete driveway to front with a gravelled area to the side creating more off road parking and leading to side gate

Rear Garden



Stepping out the rear door onto a large gravelled area, two sheds, step up to lawn area with a gravelled edging leading to a summer house at the rear of the garden.

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.

Property Postcode

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

Location

Discover Donington, a vibrant village nestled between two bustling market towns, Spalding and Boston. With its charming atmosphere and essential amenities including two Co-Op stores, renowned butcher shops, delightful restaurants, convenient takeaways, professional hairdressers, and quality schools, Donington caters to every need. This property, perfectly positioned on the village outskirts, offers a welcoming retreat in this thriving community.

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.

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.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: E

COUNCIL TAX BAND: A

PLEASE NOTE:

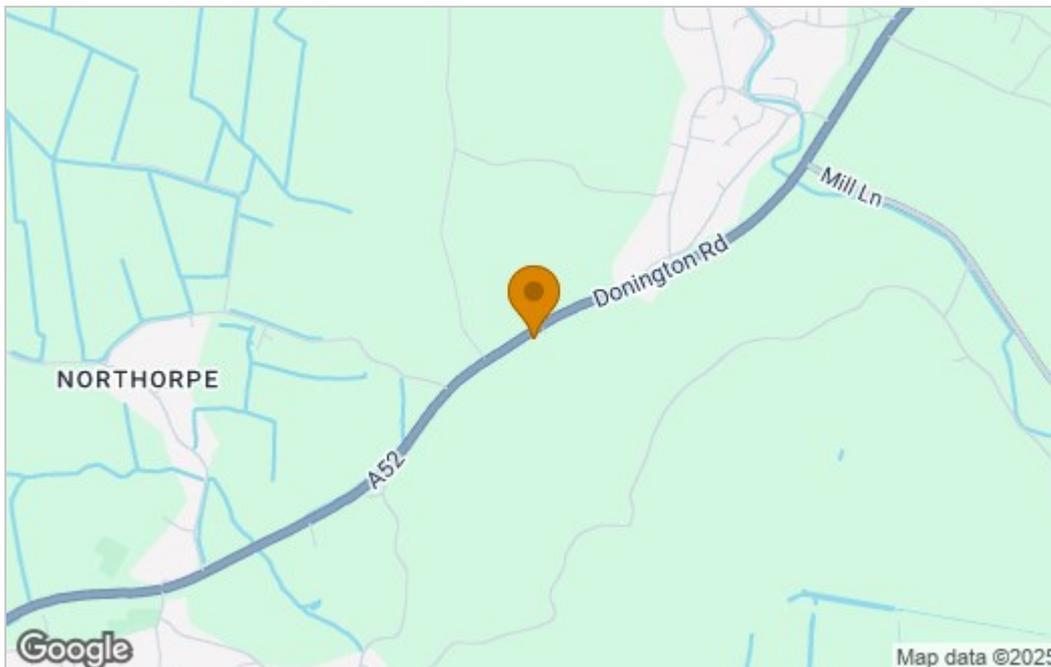
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Floor Plan

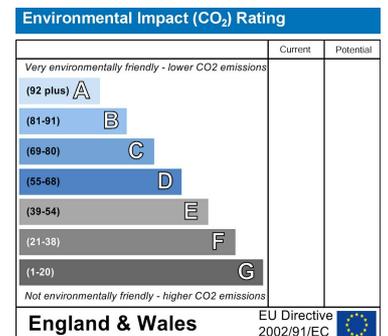
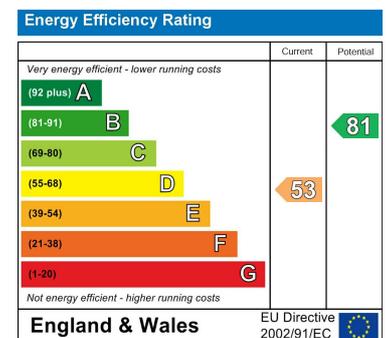


These Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate. These plans will not show the correct wall thicknesses, especially in older properties. We will aim to provide plans that are accurate and correctly represent the rooms within the property. We do not, however, provide any guarantees, warranty or representation as to the total accuracy and completeness of the floor plan. Anyone relying on the information provided in the property details (and floor plans) should conduct a careful, independent investigation of the property to determine the suitability of the property for their requirements

Area Map



Energy Efficiency Graph



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