



33 Clover Way, Spalding, PE11 3GD

£200,000

- Well-presented two bedroom semi-detached bungalow offering comfortable and practical single-storey accommodation
- Located in the popular Clover Way area of Spalding, within easy reach of local shops and recreational amenities
- Spacious lounge providing a welcoming living area, complemented by a kitchen diner ideal for everyday dining
- Bright conservatory offering additional living space with views over the garden
- Attractively landscaped gardens designed for low maintenance and ease of upkeep
- Allocated off-road parking conveniently positioned to the front of the property

A well-presented two bedroom semi-detached bungalow situated in a sought-after position on Clover Way, Spalding. The property enjoys close proximity to local shops and recreational amenities, making it ideal for convenient single-storey living. Internally, the accommodation comprises an entrance hall, lounge, kitchen diner, conservatory, two bedrooms and a modern shower room. Externally, the bungalow benefits from low-maintenance landscaped gardens and allocated off-road parking to the front of the property.

Entrance Hall 8'3" x 7'0" (2.54m x 2.15m)



PVC double glazed entrance door to front. Coving to ceiling. Loft access. Radiator. Two built in cupboards with fitted shelving. Mains gas central heating boiler Wall mounted electric consumer unit.

Lounge 10'6" x 12'1" (3.21m x 3.70m)



PVC double glazed window to front. Coving to ceiling. Radiator. Fitted stone fireplace surround.



Kitchen 8'10" x 15'1" (2.71m x 4.60m)



PVC double glazed window and French doors to rear. Coving to ceiling. Recessed spot lighting. Radiator. Vinyl flooring. Fitted with a matching range of base and eye level units with roll edge work surface and matching upstand. Four ring Neff gas hob with stainless steel Neff extractor hood over. Built in eye level Neff oven and grill. Integrated fridge. Integrated washing machine.



Conservatory 9'4" x 10'1" (2.87m x 3.08m)



Of PVC and brick construction with warm roof. Vinyl flooring. Spot lighting. Doors opening to garden.

Bedroom 1 12'5" x 10'0" (3.80m x 3.07m)



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



Bedroom 2 6'11" x 10'0" (2.13m x 3.07m)



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

Bathroom 8'10" x 7'0" (2.71m x 2.15m)



PVC double glazed window to rear. Coving to skinned ceiling. Recessed spot lighting. Radiator.

Vinyl flooring. Wall mounted heated towel rail. Shaver point. Extractor fan. Fitted three piece suite comprising over size walk in shower enclosure with inset storage nooks and mains Mira shower with wall mounted controls. Ceramic wash hand basin. Concealed cistern toilet set in vanity unit with built in storage.



Outside



There is allocated parking to the front of the property. Side gated access leading to the rear garden.

The rear garden is enclosed by timber fencing and landscaped to be relatively maintenance free with a generous stone patio area. Gravel and planted borders. Outside cold water tap. Outside lighting. Timber storage shed with electricity.



Property Postcode

For location purposes the postcode of this property is: PE11 3GD

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: No

Property construction: Brick built

Electricity supply: EDF

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: Allocated parking

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: C71

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.

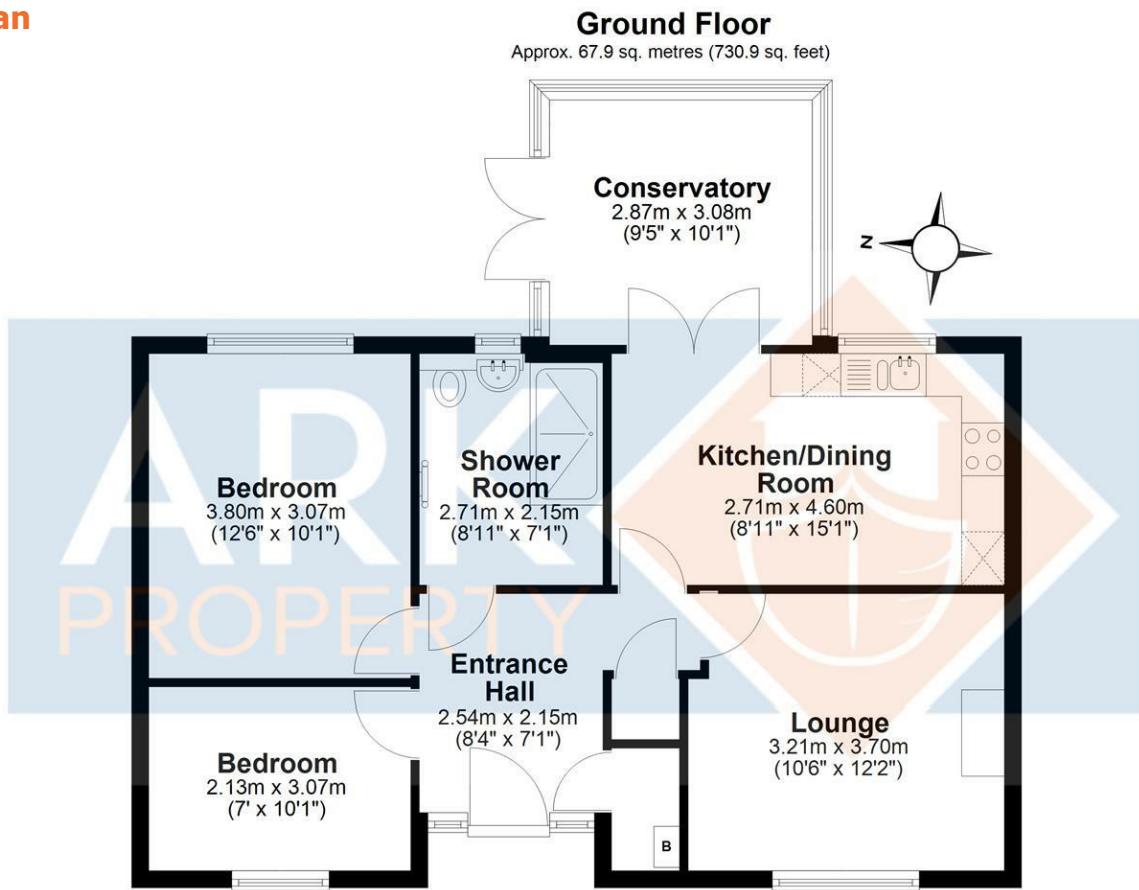
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These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must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





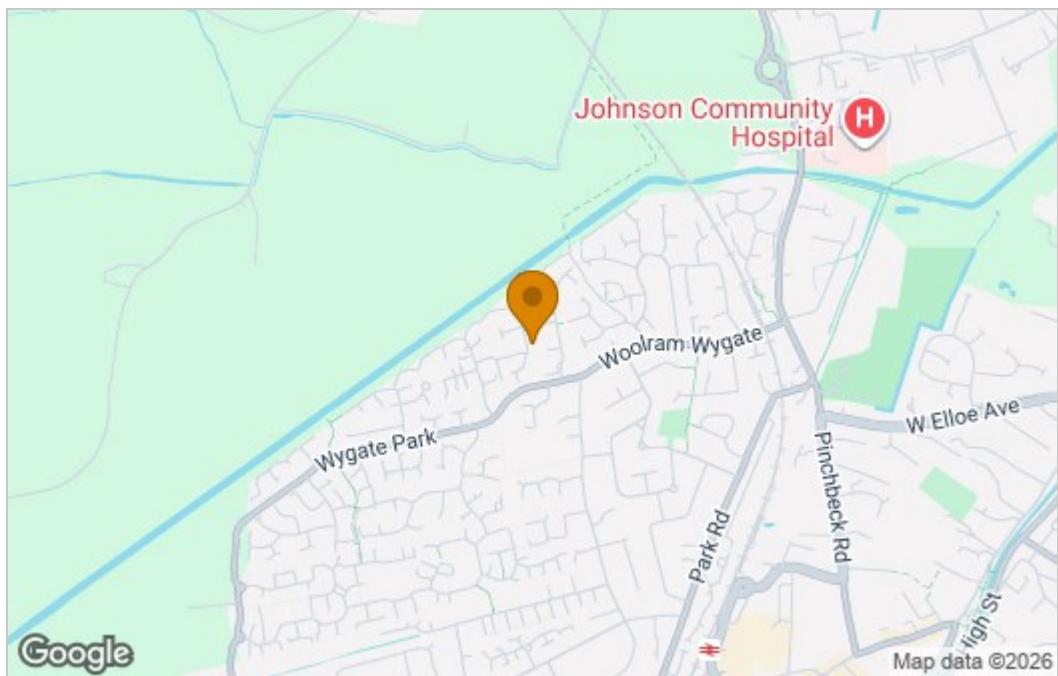
Floor Plan



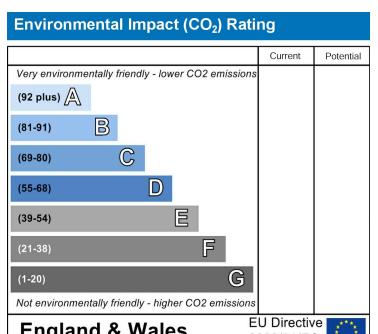
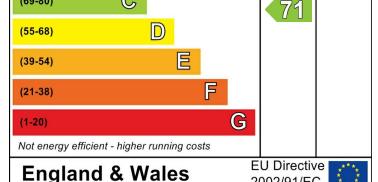
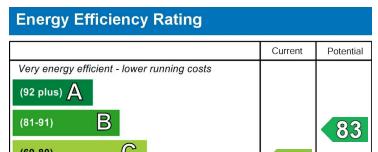
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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