



## **2 Clover Way, Spalding, PE11 3GD**

**£349,995**

**NO ONWARD CHAIN!** Detached bungalow which currently has planning approved to change from Hospice Day Centre to a residential dwelling. The planning application South Holland District Council Reference Number: H16-0861-22

The current accommodation comprises of entrance hallway, meeting room, kitchen, three cloakrooms, utility, office, therapy room 1 & 2, store, server/printer room and clinical office. The new proposed floorplan for residential use comprises of entrance hallway, living room, dining room, kitchen, two cloakrooms, utility area, bedroom one with en-suite, two further bedrooms, bathroom, study room, share room opening to family room.



**Room 1 Hall 12'5" x 6'7" (3.81m x 2.02m)**

Solid wood entrance door and panel with obscured glazing, coving to textured ceiling, radiator, alarm point and fire alarm point.

**Room 2 Meeting Room 21'7" x 14'0" (6.60m x 4.29m)**

Two double glazed timber windows to front, two radiators, coving to skimmed ceiling, opening to:

**Room 3 12'4" x 9'4" (3.76m x 2.87m)**

Glazed timber door with side panels and push handle exit, coving to skimmed ceiling, radiator, fire alarm point. Door opening to:

**Room 4 Kitchen 8'0" x 12'4" (2.46m x 3.76m)**

Timber double glazed window to rear, coving to textured ceiling. Fitted with a matching range of base, eye level and full height units. Worktop space with tiled splashback, double stainless steel sink with drainer and chrome mixer tap over, single bowl stainless steel sink with chrome mixer tap over, space for gas cooker, wall mounted extractor fan. Door into Room 1 Hall.

**Room 5 WC 8'8" x 2'6" (2.65m x 0.77m)**

Timber double glazed window to rear, coving to textured ceiling, radiator. Fitted close coupled toilet and wall mounted wash hand basin with tiled splashback and chrome taps.

**Room 6 Utility 8'10" x 4'11" (2.70m x 1.50m)**

Timber double glazed door to rear, coving to textured ceiling, radiator. Fitted with a matching range of base and eye level units, worktop space with tiled splashback, stainless steel sink and drainer with chrome mixer tap over, space and plumbing for washing machine and dishwasher. Wall mounted gas central heating boiler, fire alarm point.

**Room 7 WC 3'2" x 6'5" (0.98m x 1.97m)**

Coving to textured ceiling, radiator. Fitted with close coupled toilet and pedestal wash hand basin with chrome taps over and tiled splashback.

**Room 8 Disabled WC 6'8" x 4'10" (2.04m x 1.48m)**

Timber double glazed window to rear, coving to textured ceiling, radiator. Fitted with a dual flush high level cistern toilet and wall mounted wash hand basin with tiled splashback and chrome mixer tap over.

**Room 9 15'3" x 17'7" (4.66m x 5.37m)**

Timber double glazed window to side, timber double glazed door with Bush bar opener to side, coving to textured ceiling, radiator, fire alarm point, two radiators, double built in cupboard. Door to Room 10 Server/Printer Room and opening to Room 11 Clinical Office.

**Room 10 Server/Printer Room 7'7" x 8'2" (2.32m x 2.50m)**

Coving to textured ceiling, radiator.

**Room 11 Clinical Office 10'5" x 14'10"**  
**(3.18m x 4.54m)**



Timber double glazed windows to front and side, skimmed ceiling, two radiators.

**Room 12 Therapy Room 1 10'0" x 8'11"**  
**(3.06m x 2.74m)**

Timber double glazed window to side, coving to textured ceiling, radiator, built in cupboard, door opening to Room 13 Store.

**Room 13 Store 9'10" x 7'4" (3.01m x 2.25m)**

Timber double glazed window to side, coving to textured ceiling, radiator, wet room floor with space, plumbing and waste for bathroom.

**Room 14 Therapy Room 2 10'6" x 11'8"**  
**(3.22m x 3.58m)**



Timber double glazed windows to front and side, coving to textured ceiling, radiator.

**Room 15 Office 8'5" x 10'8" (2.59m x 3.26m)**



Timber double glazed window to front, coving to textured ceiling, radiator. Wall mounted electric board.

**Exterior**





## Property Location



Situated on a popular residential estate close by to all local amenities including Spalding Town Centre, The Lincolnshire Co-Op, Fish and Chip Shop, Communal Green and Children's Playing Park.

## Planning Application



Has been granted to change into Residential.

## Property Postcode

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

## Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: To Follow

COUNCIL TAX BAND: To Follow

### PLEASE NOTE:

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

## 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.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

## 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



## Area Map



## 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			
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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>

