



## **141 Battlefields Lane North, Spalding, PE12 7PF**

**£320,000**

Immaculate and well presented three bedroom detached bungalow situated on the outskirts of Holbeach, being a short journey into the historical market town, which comprises of all local amenities. A spacious bungalow comprising of entrance hallway, living room with double doors opening through to the dining room, kitchen, utility room and cloakroom. Master bedroom with en-suite shower room, two further bedrooms and bathroom. A large gravelled driveway to the front which provides ample off road parking and vehicular access to the double garage. Gated side access to the rear garden which is enclosed and mainly laid to lawn.

**Entrance Hall 12'9" x 15'4" (3.89m x 4.68m)**



Composite glazed entrance door. Coving to ceiling. Radiator.

**Kitchen 11'11" x 11'4" (3.65 x 3.46)**



Upvc window to side aspect. Base and wall units with work surface over. Stainless steel sink with drainer. Fitted oven and hob with extractor hood over. Radiator. Part tiled walls.

**Utility Room 8'7" x 5'10" (2.63m x 1.79m)**



PVCu double glazed window and door to side aspect. Coving to ceiling. Vinyl flooring. Fitted work surface and shelving with space and plumbing for washing machine and dishwasher.

**Living Room 12'9" x 16'4" (3.89m x 4.98m)**



PVCu double glazed window to front aspect. Coving to ceiling. Radiator. Double doors opening to:

**Dining Room 11'10" x 10'1" (3.61m x 3.09m)**



PVCu double glazed French doors to rear aspect. Coving to ceiling. Radiator.

**Cloakroom**



PVCu double glazed window to side, fitted close toilet and pedestal wash hand basin with tiled splash back and chrome taps over.

**Bedroom One 11'10" x 11'10" (3.61m x 3.62m)**



PVCu double glazed window to rear aspect. Coving to ceiling. Radiator.

**En-Suite 4'6" x 8'3" (1.39m x 2.52m)**



PVCu double glazed window to side aspect. Coving to ceiling. Radiator. Fitted shower cubicle with electric shower and glazed door. Close coupled toilet and pedestal wash hand basin with chrome taps over. Half height tiling.

**Bedroom Two 11'10" x 9'11" (3.61m x 3.04m)**



PVCu double glazed window to rear aspect. Coving to ceiling. Radiator.

**Bedroom Three**



PVCu double glazed window to rear aspect. Coving to ceiling. Radiator.

**Bathroom 7'8" x 9'6" (2.36m x 2.92m)**



PVCu double glazed window to side aspect. Coving to ceiling. Fitted with a four piece suite comprising bath, shower cubicle, close coupled toilet and pedestal wash hand basin.

**Outside**



To the front of the property is a generous gravelled driveway and lawn with hedge borders, side gated access leads to the rear garden which is laid to lawn with timber fence and hedge borders.



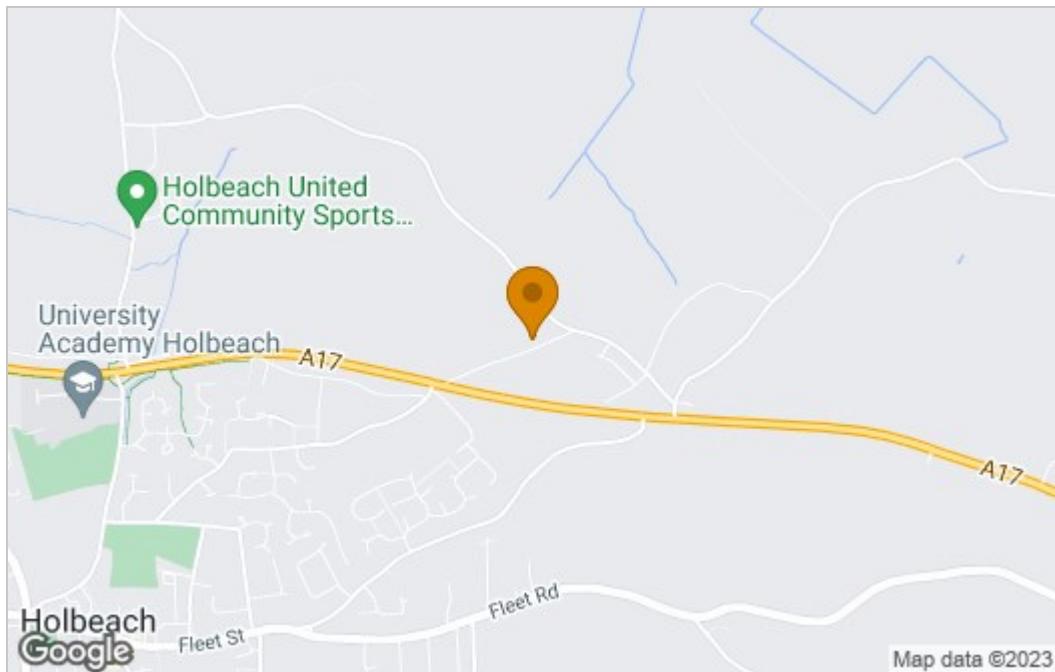


## Floor Plan



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		59	
(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	

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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>