



48 The Hollies, Spalding, PE12 7JQ

£170,000

- Detached bungalow
- Newly fitted kitchen
- Low maintenance rear garden
- Conservatory
- Ample off road parking
- New boiler
- Workshop to rear
- Tastefully decorated throughout

Detached bungalow? Tick. Close to amenities? Tick. Well-presented throughout for under £200k? Big tick!

This lovely two-bedroom detached bungalow, located near the town, has just been fully refurbished. With a brand-new kitchen and shower room, plus a low-maintenance rear garden, it's ready for you to move straight in.

Don't miss out—call us today to arrange a viewing!

Entrance Porch

UPVC entrance door. Radiator. Wood effect flooring.

Entrance Hall

UPVC door. Built in entrance door mat. Radiator. Loft access. Tiled floor. Airing cupboard.

Lounge 14'9" x 11'10" (4.52m x 3.61m)



UPVC door to rear with glazed side panels. Radiator. Carpeted.

Kitchen 8'0" x 7'8" (2.46m x 2.36m)



UPVC window to rear. Matching base and eye level units with worktops over. Stainless steel sink unit and drainer. Tiled splash backs. Space for washing machine. Integrated fridge freezer. Integrated dish washer. Eye level oven. 4 ring gas hob. Gas Central heating boiler.

Conservatory



UPVC French doors to side. UPVC windows. Dwarf brick wall. Tiled floor.

Bedroom 1 12'11" x 8'11" (3.96m x 2.72m)



UPVC window to front. Radiator. Carpeted.

Bedroom 2 8'9" x 7'6" (2.69m x 2.31m)



UPVC window to rear. Radiator. Carpeted.

Bathroom 6'0" x 5'6" (1.85m x 1.68m)



UPVC window to side. Shower cubicle with rain water head attachment over. Wash hand basin with built in vanity unit. WC. Fully tiled walls. Heated towel rail. Extractor fan. Shaver point. Tiled floor.

Outside



Front: Laid to gravel with parking for 2 vehicles.
Rear: Enclosed by timber fencing. Laid with block paving.

Outbuilding Shed



Large shed of timber construction. Divided into two rooms, one that is being used a workshop the second is a perfect space for a hot tub. Double doors with power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE12 7JQ

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: A

Annual charge: No

Property construction: Brick Built

Electricity supply: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Main

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 Likely 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
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: No
Coastal erosion risk: No
Planning permission: No
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: D57

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

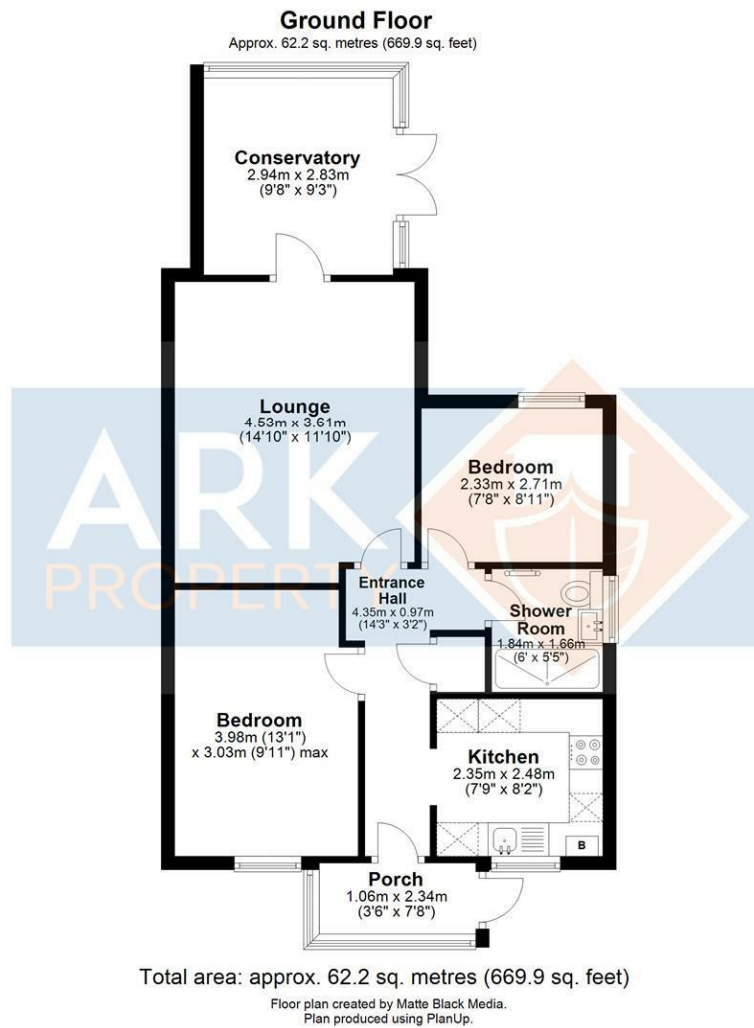
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

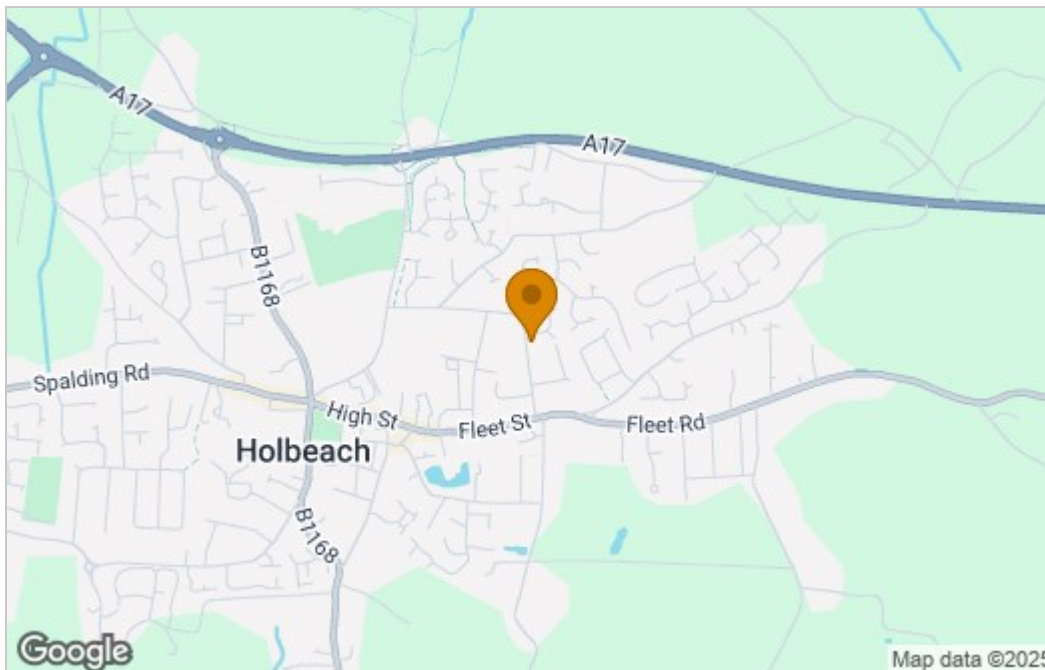
Disclaimer

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



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

