



## **2 Zabir Close, Deeping St Nicholas, PE11 7AN**

**£220,000**

Situated in the popular village of Deeping St Nicholas, this modern three-bedroom home offers everything you need. Featuring a spacious garden and a lovely kitchen diner, this property is ideally located between Spalding and Market Deeping. It's a fantastic purchase for first-time buyers and investors alike, offering a safe and rewarding investment opportunity.

### Entrance Hall

Entrance door to front aspect. Stairs to first floor landing. Wood effect flooring. Radiator.

### Cloakroom



Upvc window to front aspect. Toilet. Wash hand basin. Wood effect flooring. Radiator. Extractor fan.

### Lounge 14'6" x 10'0" (4.42 x 3.07)



Upvc window to front aspect. Carpeted. Radiator. Television point.

### Kitchen Diner 10'7" x 17'3" (3.24 x 5.27)



Upvc window to rear aspect. French doors to rear aspect. Base and wall units with worksurface over. Stainless steel sink with drainer and mixer tap over. Integrated fridge freezer. Plumbing and space for washing machine. Electric oven with extractor over. Wood effect flooring. Radiator.

### First Floor Landing



Carpeted. Radiator. Loft access. Airing cupboard.

### Bedroom One 13'8" x 8'7" (4.17 x 2.64)



Upvc window to front elevation. Carpeted. Radiator. Television point.

### Bedroom Two 11'5" x 8'0" (3.49 x 2.45)



Upvc window to rear elevation. Carpeted. Radiator.

### Bedroom Three 7'4" x 8'3" (2.24 x 2.53)



Upvc window to front elevation. Radiator. Carpeted.

### Bathroom 5'7" x 9'9" (1.71 x 2.99)



Upvc window to rear elevation. Bath with shower over. Toilet. Wash hand basin. Partially tiled walls. Extractor fan. Heated towel rail. Tiled flooring.

### Front Garden

Private road into Zabir Close which is block paved. Small lawn area and gated access to the rear garden.

### Rear Garden



Enclosed rear garden, mainly being laid to lawn with patio area ideal for seating and entertaining.

### Estate Management

A management company is in the process of being set up and a year management price is to be confirmed.

### Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: To be confirmed.

Property construction: Standard

Solar Panels: No

Other electricity sources: None

Water supply: Anglian Water

Sewerage:

Heating: Air Source Heat Pump

Heating features: None

Broadband: As stated by Ofcom, Standard and Superfast are available.

Mobile coverage: As stated by Ofcom, Indoor - EE and O2 are Likely over Voice but Limited over Data. Three is Likely over Voice and Data. However, Vodafone is None over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone are all Likely over Voice and Data.

Parking: Allocated Parking Spaces

Building safety issues: None

Restrictions: None

Public right of way:

Flood risk: Low risk of surface water flooding. Low risk of flooding from rivers and the sea.

Coastal erosion risk: No

Planning permission: Please refer to the SHDC planning portal for any relevant planning applications in the area.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C

### Property Postcode

For location purposes the postcode of this property is: PE11 7AN

### Additional Information

PLEASE NOTE:

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

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks

for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### **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.

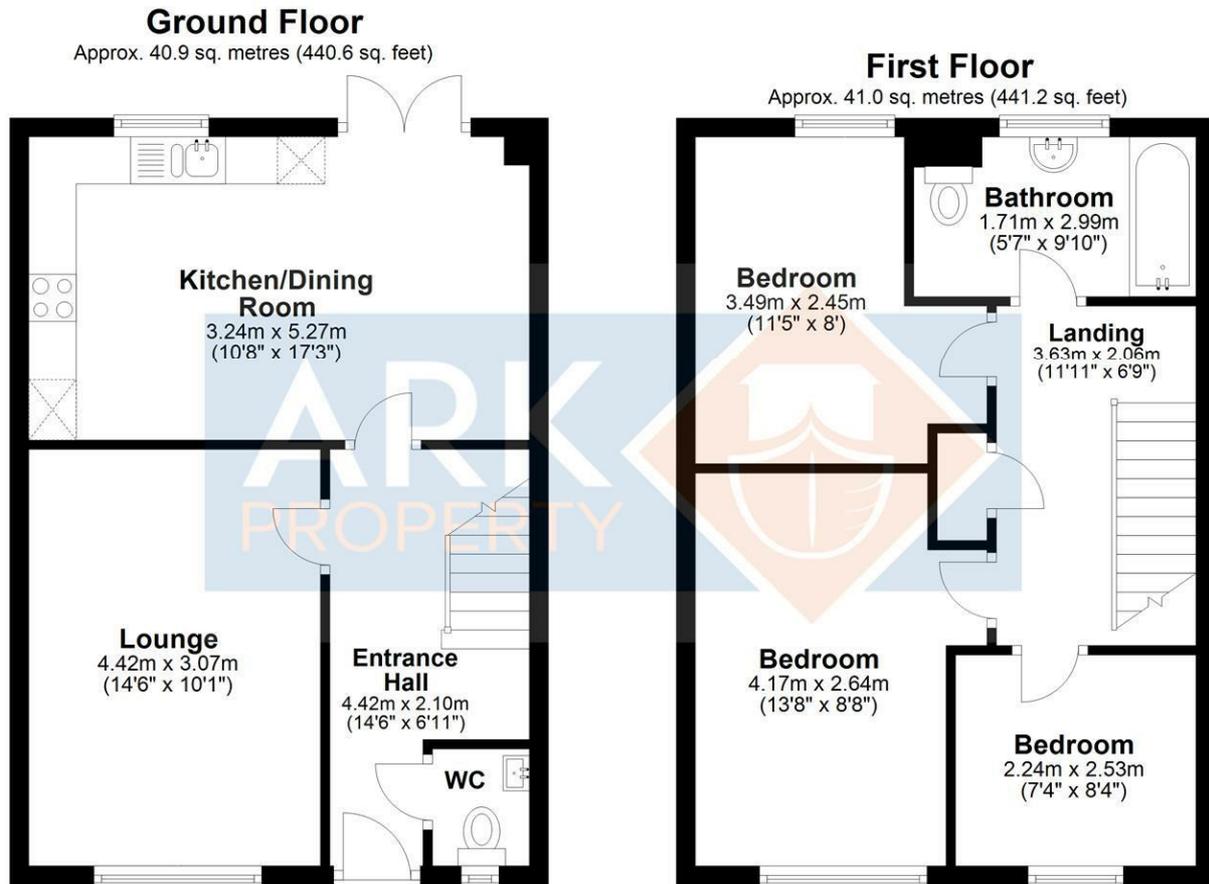
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **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

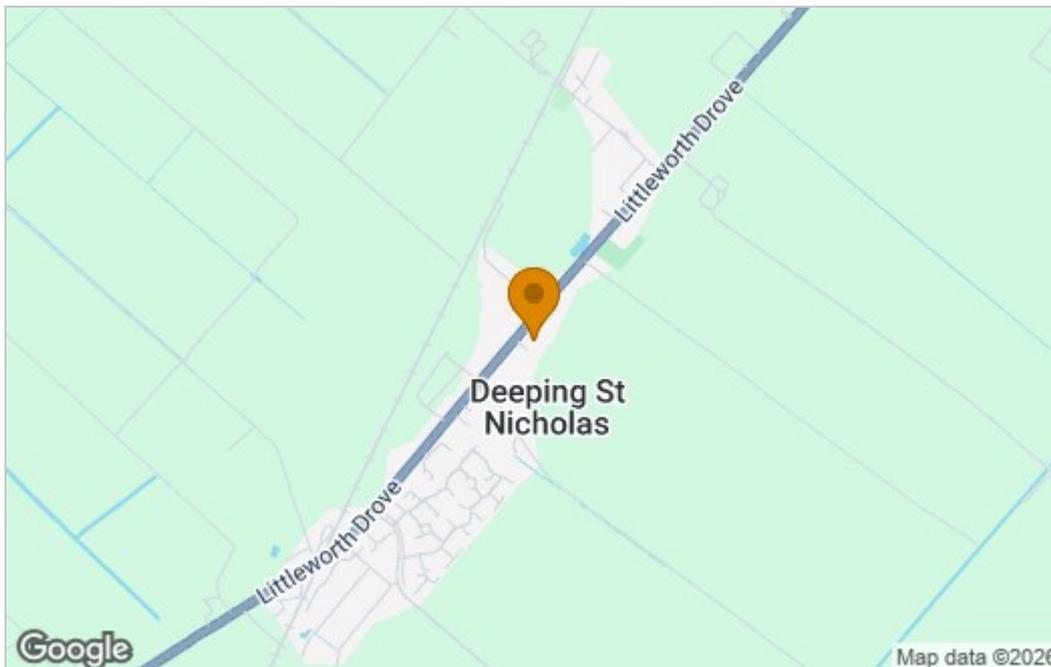
statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan

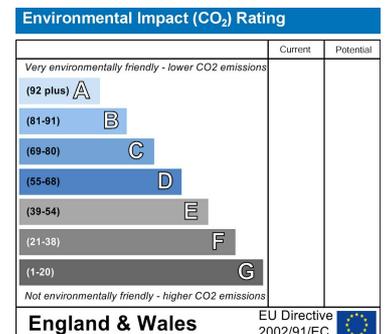
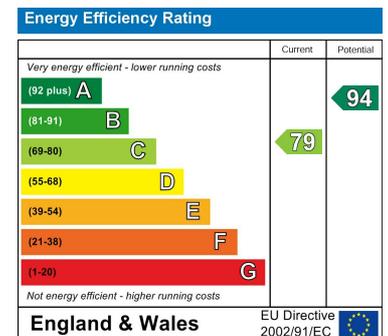


Total area: approx. 81.9 sq. metres (881.8 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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>

