



## 6 Vernatts Green, Spalding, PE11 3NU

**£220,000**

- Detached two bedroom bungalow in a sought-after residential location
- Situated on Vernatts Green, close to open green spaces and scenic river walks
- Generous rear garden offering excellent outdoor space
- Side porch extension providing additional practical space
- No onward chain – a straightforward purchase opportunity
- Available for viewing now – early interest encouraged



## Two Bedroom Detached Bungalow – Vernatts Green, Spalding.

Situated on the sought-after Vernatts Green in Spalding, this well-presented two bedroom detached bungalow offers a peaceful lifestyle just a short stroll from green open spaces and scenic river walks. The property features a side porch extension, a generous rear garden ideal for outdoor relaxation, and is offered with no onward chain. An excellent opportunity for those seeking single-level living in a desirable location. Available now for viewing – early interest is recommended.

### Entrance Hall



PVC double glazed entrance door. Coved and textured ceiling. Radiator. Carpeted. Doors leading to lounge, kitchen, bathroom and bedrooms.

### Lounge 11'10" x 20'3" (3.63m x 6.19m)



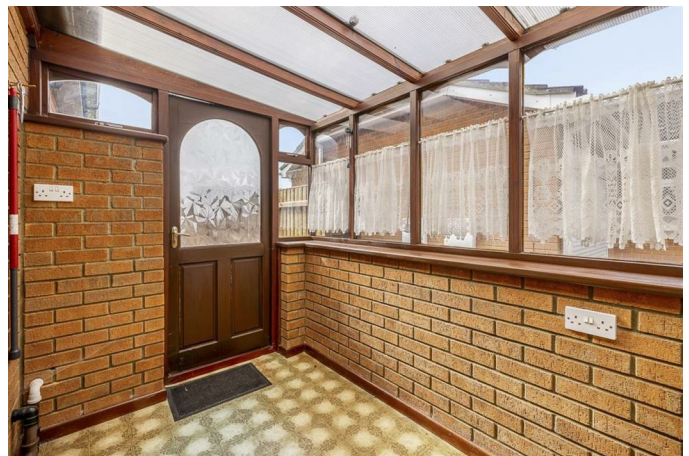
PVC double glazed bay window to front. Textured and coved ceiling. Radiator. Fire place with surround. Carpeted.

### Kitchen 10'9" x 9'10" (3.28m x 3.01m)



PVC double glazed window to side. Coved and textured ceiling. Matching base and eye level units with work surfaces over. Space for freestanding oven and with extractor over. Space and plumbing for washing machine. Vinyl flooring.

### Conservatory 8'4" x 5'5" (2.56m x 1.66m)



UPVC and brick construction with polycarbonate roof. Door to side.

### Bedroom 1 11'10" x 9'11" (3.62m x 3.03m)



PVC double glazed window to rear. Textured and coved ceiling. Built in wardrobe. Radiator. Carpeted.

**Bedroom 2 11'10" x 9'11" (3.62m x 3.04m)**

PVC double glazed window to rear. Textured and coved ceiling. Radiator. Carpeted.

**Bathroom 7'7" x 6'5" (2.33m x 1.97m)**

PVC double glazed window to side. Coved ceiling. Fitted panel bath with shower over. Hand wash basin. Toilet. Radiator. Tiled flooring.

**Outside**

The front of the property has a driveway leading to the single garage. Lawn area.

The rear garden is enclosed by timber fencing. Paved pathway and patio area. Lawn areas and various shrubs, trees and plants. Garden shed.

**Garage 16'0" x 9'0" (4.89m x 2.75m)**

Up and over vehicular door. Power and light connected.

**Property Postcode**

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

**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: C

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

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: Driveway and Single Garage

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: D68

### 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.

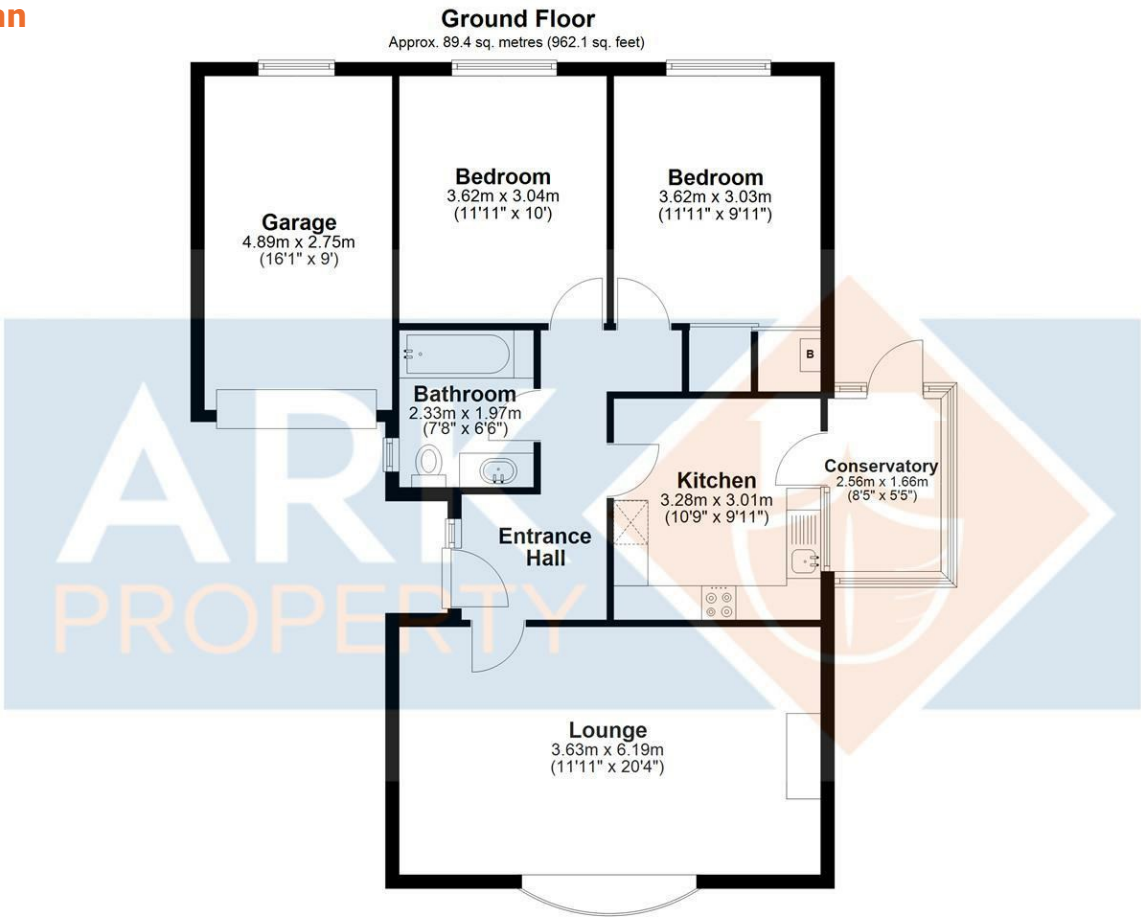
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### 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. 89.4 sq. metres (962.1 sq. feet)

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



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## Energy Efficiency Graph

