



## 50 Mansell Close, Spalding, PE11 1NE

**£240,000**

- Quiet cul de sac location
- Large corner plot
- Conservatory to rear
- Extended bungalow
- Two double bedrooms
- Modern shower room
- Within easy access of Spalding town centre
- No forward chain

## Charming Two-Bedroom Bungalow with Large Garden – Mansell Close, Spalding

Tucked away at the end of a quiet cul-de-sac, this extended two-bedroom bungalow offers the perfect blend of comfort and convenience. Located within easy reach of Spalding town centre, the property benefits from a great layout and a spacious, flowing interior.

The real highlight is the impressive garden – a dream for any green-fingered enthusiast, with plenty of space to relax, entertain, or create your perfect outdoor haven.

Built in an area known for quality homes by Allison Homes, this property is offered with no onward chain, making it an excellent opportunity for those ready to move quickly.

### Entrance Hall 16'7" x 5'2" (5.06 x 1.58)



UPVC door to front. Loft access. Radiator. Carpeted. Airing cupboard housing the boiler and shelving.

### Lounge 11'11" x 19'7" (3.65 x 5.98)



Three UPVC windows to side. Sliding doors leading to rear garden. Feature electric fireplace set in surround. Two radiators. Carpeted.

### Conservatory 12'2" x 7'5" (3.73 x 2.28)



Glazed construction and glass roof. Wood effect vinyl flooring. Sliding door leading to patio.

**Kitchen 11'11" x 10'7" (3.64 x 3.23)**

UPVC window to rear. Matching range of base and eye level units. Ceramic sink unit with mixer tap over. Space for oven. Space and plumbing for dishwasher. Space for fridge/freezer. Vinyl flooring. Partially tiled walls. Radiator. Pantry with shelving.

**Utility Room 9'1" x 7'6" (2.79 x 2.29)**

UPVC door to rear. Window to side. Space and plumbing for washing machine. Space for tumble dryer. Space for tall fridge/freezer. Base units with worktop over. Partially tiled walls. Vinyl flooring.

**Cloakroom**

UPVC window to side. Wash hand basin. Toilet. Partially tiled walls. Radiator.

**Bedroom 1 15'10" x 11'3" (4.85 x 3.45)**

UPVC window to front. Radiator. Carpeted. Fitted wardrobes.

**Bedroom 2 11'10" x 11'3" (3.63 x 3.44)**

UPVC window to front. Radiator. Carpeted.

**Shower Room 5'6" x 6'7" (1.68 x 2.02)**

UPVC window to rear. Wood effect laminate flooring. Shower enclosure with rainwater head and separate shower extension over. Wash hand basin. Toilet. Partially tiled walls. Heated towel rail.

**Outside**

The front of the property has a block paved driveway leading to garage. Lawn area with pathway to front door. Side access gate to the rear of the property.

The rear garden is enclosed by timber fencing and hedging. Extended patio area. Lawn areas and gravel areas and bushes. Timber sheds. Outside tap. Water butts.

**Garage 16'8" x 8'2" (5.10 x 2.49)**

Electric up and over door. Power and light connected.

**Property Postcode**

For location purposes the postcode of this property is: PE11 1NE

**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

Property construction: Brick built

Water supply: Anglian Water

Sewerage: Mains

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

Mobile coverage: As stated by Ofcom, Indoor - EE is Variable over Voice and Data. Three is Limited over Voice and Data. O2 is Variable 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

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.

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

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**

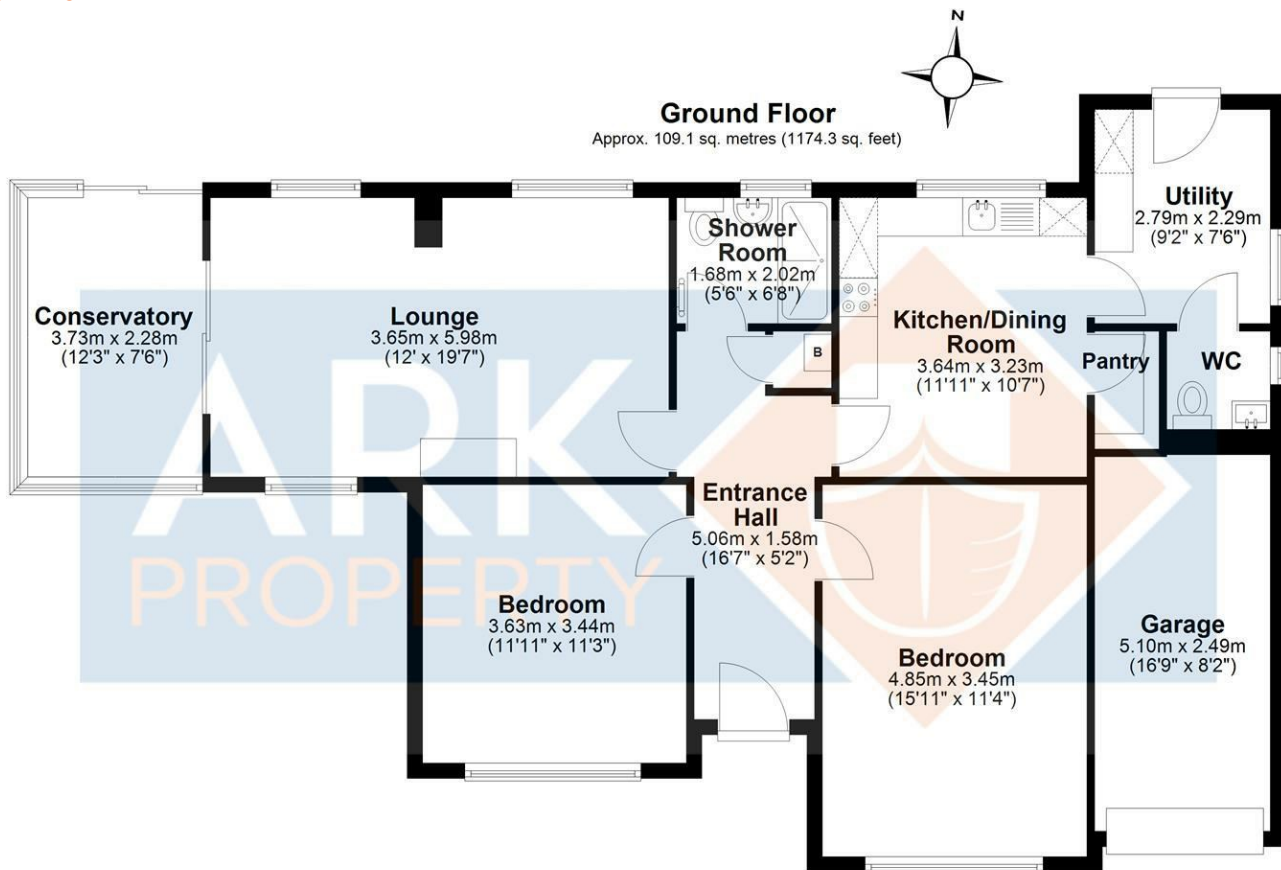
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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.

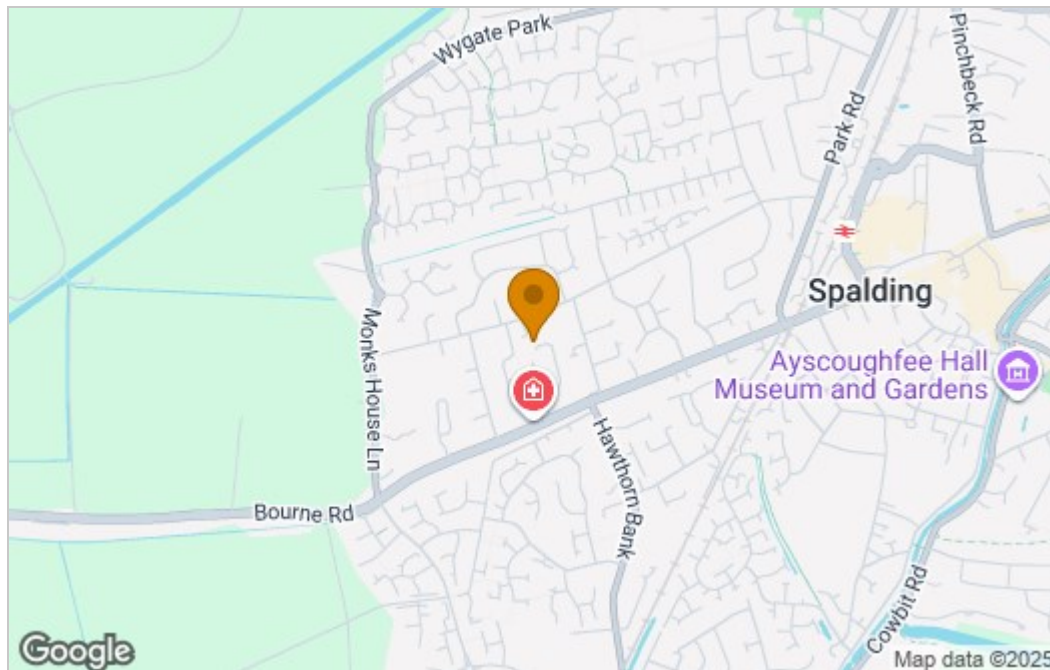
## Floor Plan



Total area: approx. 109.1 sq. metres (1174.3 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

