



## 3-5 Bacons Lane, Spalding, PE11 3XS

**£225,000**

- Cottage with Character
- Over 200 years old
- Two Bathrooms
- Popular Village Setting
- Well Presented Throughout
- Motivated Sellers
- Viewing is Highly Advised
- Off Road Parking and Rear Garden
- Two Reception Rooms

**\*\*Charming 200-Year-Old Cottage with Character\*\***

Step back in time with this enchanting cottage, brimming with over 200 years of history and character. This delightful home is full of charming quirks, making it a truly unique find. Lovingly maintained by its current owners, this property is now looking for its next owner to cherish it just as much. Don't miss the chance to own this little gem!

**Entrance Hall**

Wooden window to side aspect. Wood door to front aspect. Wood effect flooring. Stairs to first floor landing. Carpeted.

**Lounge 10'10" x 12'10" (3.32 x 3.92)**



Wooden window to front aspect. Carpeted. Multi fuel burner with tiled hearth.

**Dining Room 12'4" x 11'1" (3.76 x 3.38)**

Wooden window to front aspect. Carpeted. Radiator.

**Kitchen 20'3" x 7'8" (6.18 x 2.34)**



Wooden window to rear aspect. Base and wall units with work surface over. Ceramic sink with drainer and mixer tap over. Tiled flooring. Part tiled walls. Space and plumbing for washing machine. Gas hob. Fitted eye level oven. Extractor fan. Radiator. Boiler.

**Breakfast Area**

French doors to rear aspect. Tiled flooring.

**Downstairs Bathroom 14'0" x 4'8" (4.28 x 1.44)**



Wooden window to side and rear aspect. Bath with shower over. Wash hand basin. Toilet. Radiator. Tiled flooring. Extractor fan.

**First Floor Landing**

**Bedroom One 12'4" x 11'2" (3.78 x 3.41)**



Wooden window to front elevation. Carpeted. Radiator.

### En-Suite 6'4" x 5'4" (1.95 x 1.63)



Wooden window to side elevation. Shower cubicle. Wash hand basin. Toilet. Heated towel rail. Extractor fan. Partially tiled. Vinyl flooring.

### Bedroom Two 11'1" x 10'5" (3.38 x 3.2)

Wooden window to front elevation. Carpeted. Radiator.

### Bedroom Three / Study 6'6" x 5'4" (2 x 1.63)



Wooden window to side elevation. Carpeted. Radiator.

### Garage

The single garage provides ample space for storage and can also be used as a workshop.

### Rear Garden



The rear garden offers privacy, with a maintained lawn, flowerbed, and patio area ideal for seating and entertaining.

Garden comprises of neighbouring land with informal agreement for use.

### Property Postcode

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

### 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

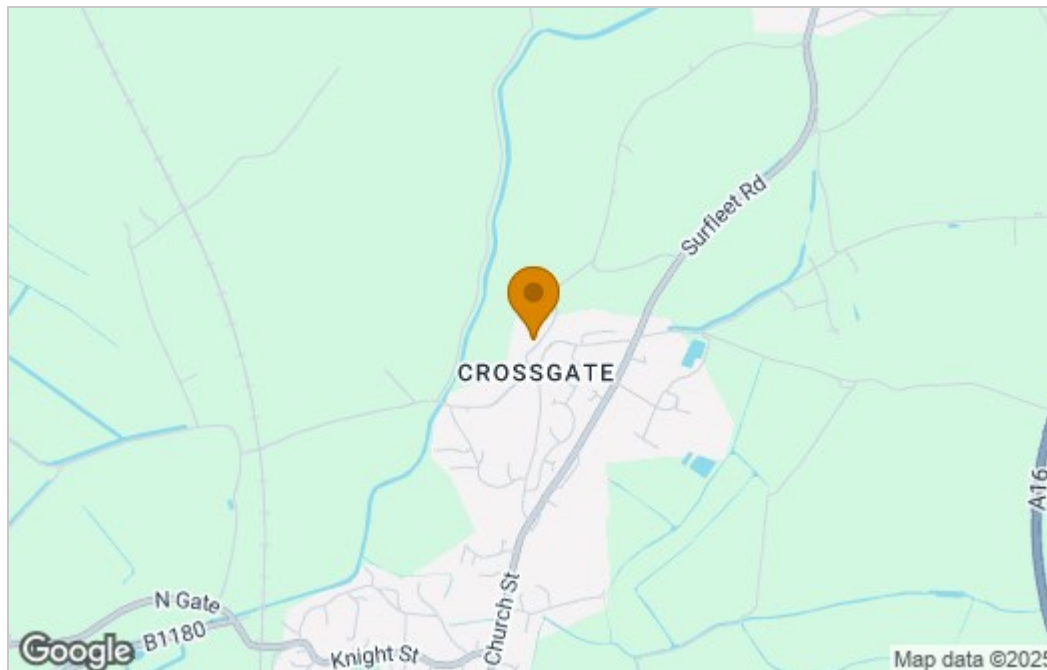
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## Floor Plan



## Area Map



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## Energy Efficiency Graph

