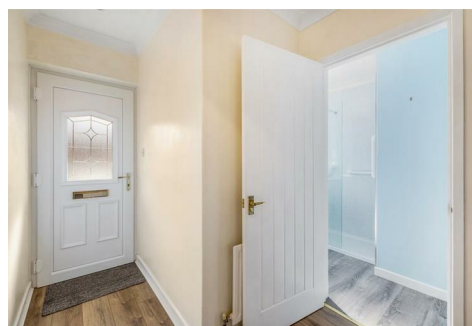




30 Leiden Fields, Spalding, PE11 3EQ

£105,000

- Exclusively for over 55's – peaceful, age-restricted development
- Immaculately presented – fresh décor throughout
- Modern kitchen and shower room – recently updated to a high standard
- One comfortable double bedroom – ideal for low-maintenance living
- Allocated parking space – convenient off-road parking included
- No onward chain – ready for a smooth, hassle-free purchase

One Bedroom Bungalow – Leiden Fields, Spalding.

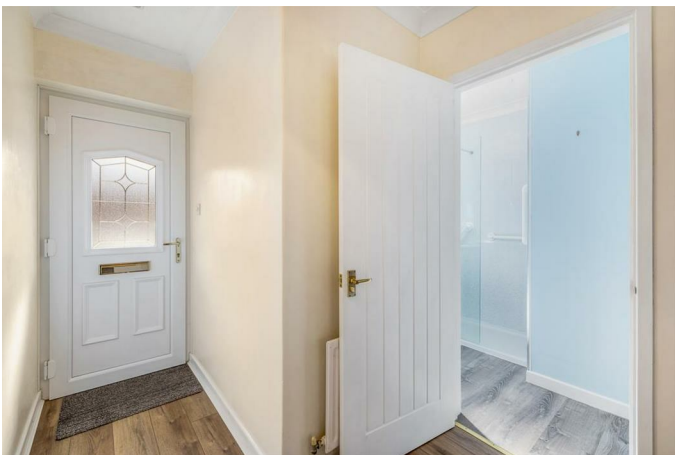
Offered with no onward chain, this beautifully presented one bedroom bungalow is located on the sought-after Leiden Fields development, designed exclusively for the over 55's. The property is in fantastic order throughout, benefiting from a recently replaced kitchen and shower room, along with fresh, neutral décor. Externally, there is allocated parking for one vehicle and well-maintained communal grounds. A perfect low-maintenance home in a peaceful setting.

Entrance Porch



Built in storage cupboard. Gas and electricity meters.

Entrance Hall



PVC double glazed entrance door. Coving to ceiling. Laminate flooring. Doors to kitchen, lounge, bedroom and shower room.

Kitchen 8'5" x 7'3" (2.57 x 2.23)



PVC double glazed window to front. Coving to ceiling. Laminate flooring. Radiator. Wall mounted mains gas central heating boiler. Fitted with a matching range of base and eye level units with roll edge work surfaces and tiled splash backs. Four ring electric hob with extractor hood over and integrated oven and grill under. Stainless steel sink and drainer with chrome mixer tap over. Space for fridge freezer. Space and plumbing for washing machine.



Lounge 14'1" x 10'8" (4.31 x 3.26)



PVC double glazed window to rear. Coving to ceiling. Radiator. Electric fire set in marble surround.



Bedroom 12'5" x 8'10" (3.81 x 2.71)



PVC double glazed window to rear. Coving to ceiling. Radiator. Loft access. Built in airing cupboard with hot water cylinder and slatted shelving.

Shower Room 5'10" x 8'10" (1.80 x 2.71)



PVC double glazed window to front. Coving to ceiling. Laminate flooring. Radiator. Shaver point. Fitted oversized walk in shower enclosure with wall boarding, glass screen, rainfall head and hand held attachment. Concealed cistern toilet and wash hand basin set in vanity unit with built in storage.



Outside



To the front of the property is allocated block paved parking for one vehicle and a shared footpath which leads to the entrance door and around to the rear of the property.



Property Postcode

For location purposes the postcode of this property is: PE11 3EQ
Council Tax Band: A

Additional Information

Leasehold with vacant possession on completion.
Heating: Gas

PLEASE NOTE:

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

Verified Material Information

Tenure: Leasehold with 964 years remaining.
Council tax band: A
Annual charge: £100 per month Ground Rent paid

to Leiden Fields Management Company

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.

Building safety issues: No

Restrictions: Full details in the Lease. Over 55s only. Pets are allowed if the owner moves in with a pet but once they die, residents are not able to acquire a pet once living there.

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: Grab rails in the bathroom

Coalfield or mining area: No

Energy Performance rating: D63

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

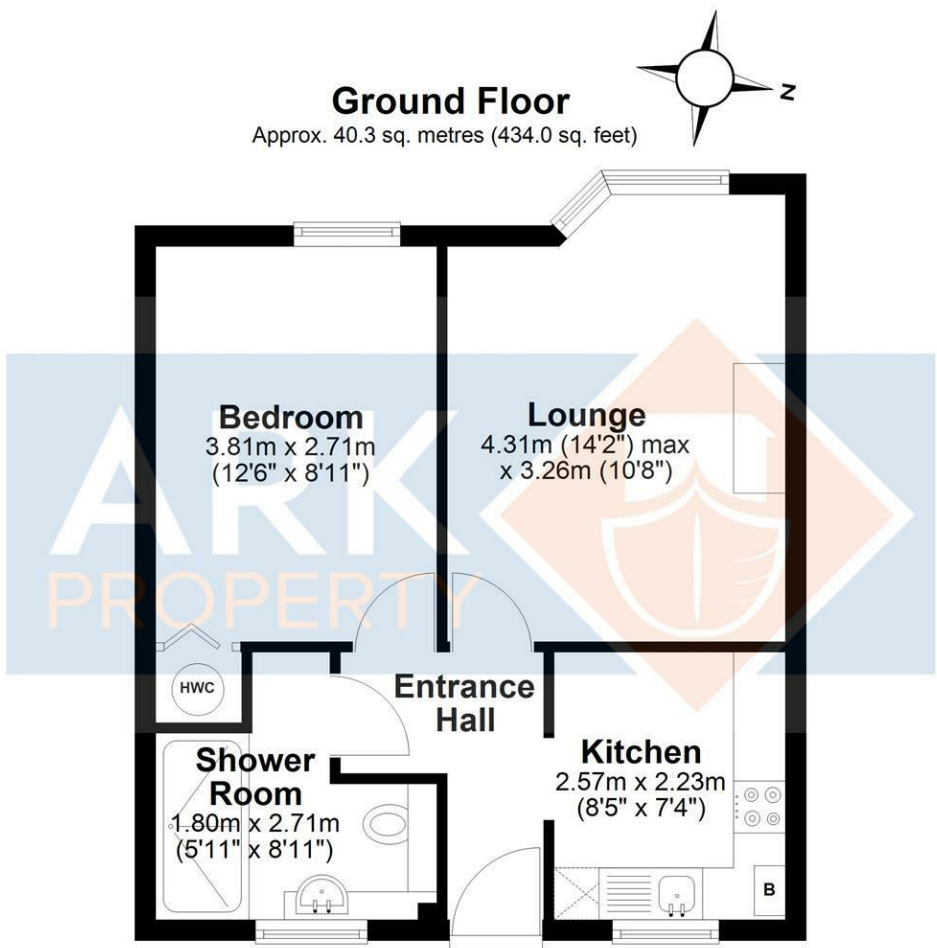
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

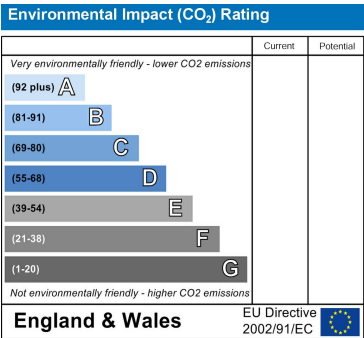
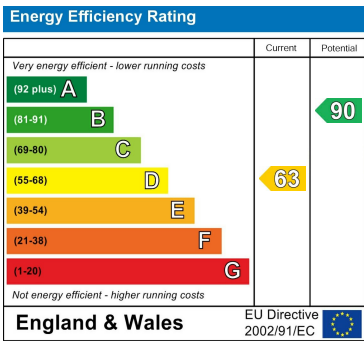


Total area: approx. 40.3 sq. metres (434.0 sq. feet)

Area Map



Energy Efficiency Graph



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