



## 55 Pilgrims Way, Spalding, PE11 1LJ

**£210,000**

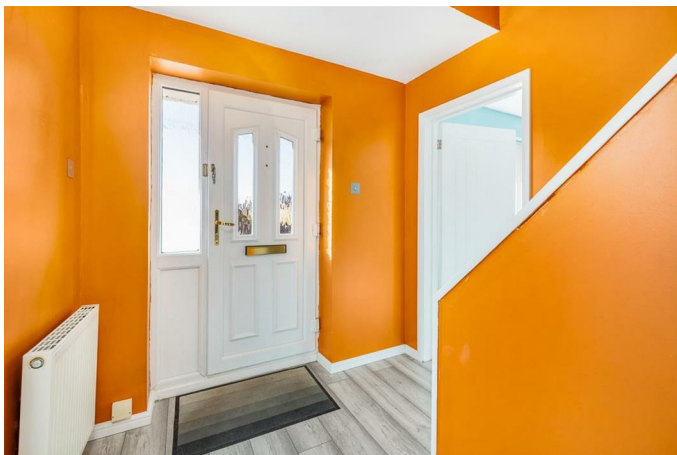
- Two / Three bedroom detached chalet bungalow
- Easy flowing layout
- Versatile living
- Garage with electric door
- Spacious rear garden
- Modern bathroom
- Low maintenance frontage
- Sold with no chain

**Versatile Living on Pilgrims Way!**

Situated close to Spalding town centre, this much-loved design has always been popular for its versatile and well-flowing layout. The home offers two generous double bedrooms upstairs, while downstairs you'll find a handy additional room, perfect as a third bedroom, home office, or even something unique (we've seen it used as an aeroplane simulator room in the past!).

Outside, the property boasts a spacious rear garden, a true blank canvas with endless potential to make it your own.

Offered to the market with no onward chain, this is a fantastic opportunity not to be missed.

**Entrance Hall 6'2" x 7'2" (1.90m x 2.20)**

UPVC door to front with glazed side pane. Radiator. Laminate wood flooring. Stairs to first floor landing.

**Shower Room 6'2" x 5'5" (1.90m x 1.66m)**

UPVC window to side. Tiled flooring. Concealed cistern toilet and wash hand basin set in vanity unit. Shower cubicle with shower over. Fully tiled walls. Radiator.

**Study/Bedroom 6'5" x 10'2" (1.97m x 3.11m)**

UPVC window to side. Radiator. Laminate wood flooring. Built in cupboard with hot water tank.

**Lounge 23'11" x 11'3" (7.30m x 3.45m)**

UPVC window to front and French doors with glazed side panels to rear. Spot lights. Two radiators. Laminate wood flooring.

**Kitchen 10'5" x 11'11" (3.18m x 3.64m)**

UPVC window to rear. Door to rear. Matching wall and base units with worktop over. Space for freestanding cooker. Space and plumbing for washing machine and dishwasher. Space for fridge and freezer. Sink unit with drainer and mixer tap. Tiled splash backs. Radiator. Pantry with window to side and shelving.

**First Floor Landing 4'7" x 4'10" (1.40m x 1.48m)**

Large storage cupboard. Carpeted.

**Bedroom 1 15'1" x 11'5" (4.61m x 3.50m)**

UPVC window to front. Radiator. Carpeted. Built in cupboard with shelving.

**Bedroom 2 15'1" x 10'3" (4.61m x 3.14m)**

UPVC window to front. Radiator. Carpeted.

**Outside**

To the front of the property there is a concrete

driveway leading to the garage. Low maintenance gravel area. Side gated access to the rear garden. The rear garden is enclosed by timber fencing. Large decking area and concrete slab ideal for shed. Patio area. Lawn area. Outside toilet with toilet and wash hand basin.

**Garage 21'8" x 7'8" (6.61m x 2.36m)**

Up and over vehicular door to front. Window and pedestrian door to rear. Power and light connected.

**Property Postcode**

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

**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.

**Verified Material Information**

Tenure: Freehold  
 Council tax band: B  
 Annual charge: No  
 Property construction: Brick built  
 Electricity supply: Octopus Energy  
 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.  
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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: D60

### **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**

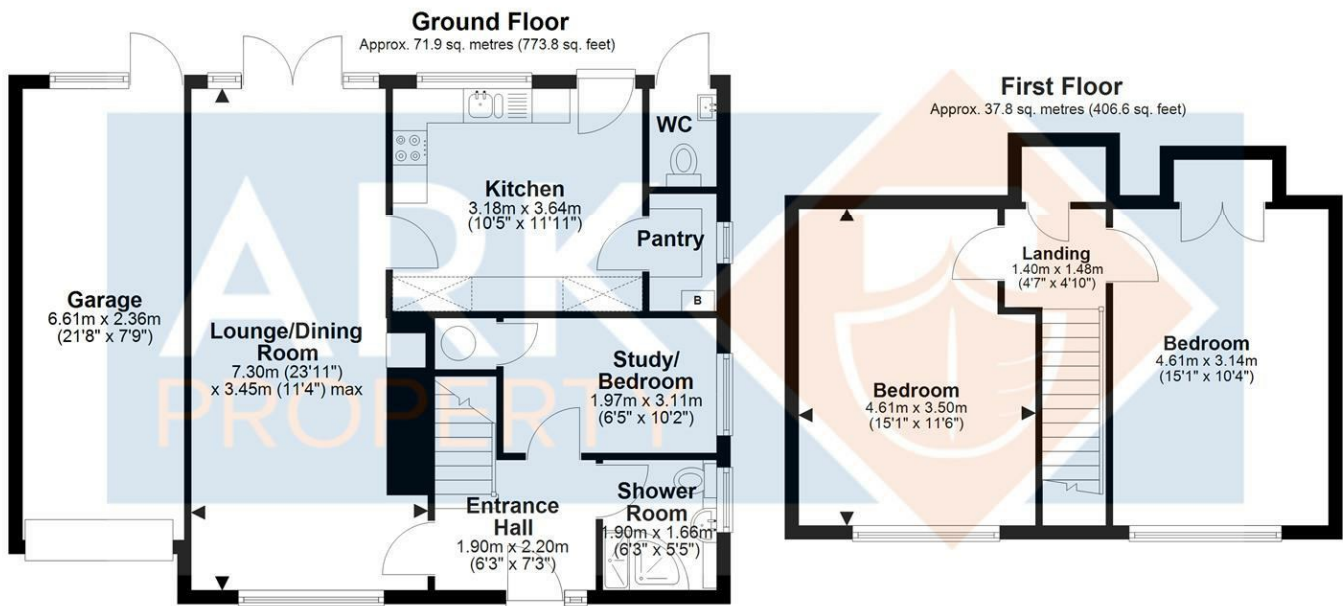
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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.

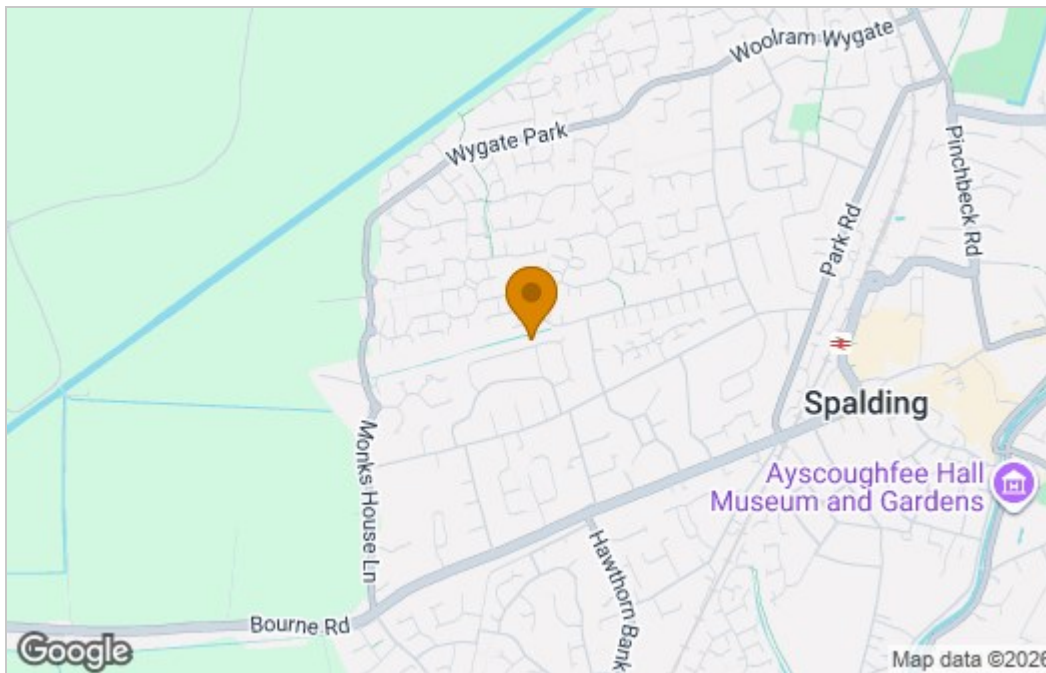
## Floor Plan



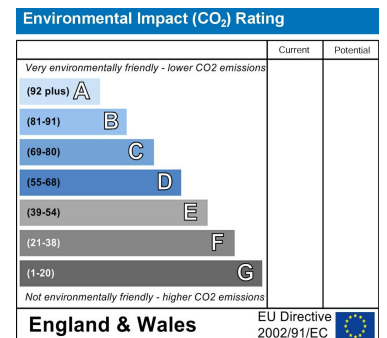
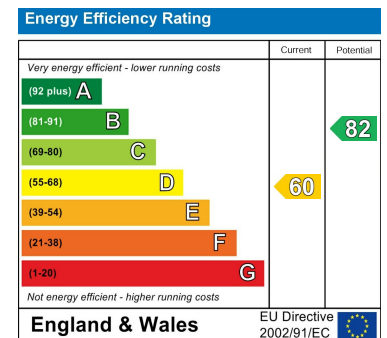
Total area: approx. 109.7 sq. metres (1180.4 sq. feet)

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



## Energy Efficiency Graph



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