ARK PROPERTY









2 Swift Court, Spalding, PE11 2FZ

£210,000

- Detached two-bedroom bungalow in a private cul-de-sac of just six homes
- Bright and spacious bay-fronted lounge
- Generous driveway providing ample off-road parking leading to a single garage
- Enclosed rear garden ideal for relaxing and entertaining
- Modern shower room
- Viewing essential

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Nestled within the private cul-de-sac of Swift Court, comprising just six detached bungalows, this well-presented two-bedroom detached bungalow offers comfortable single-storey living in a peaceful setting. The accommodation includes a welcoming entrance hall, a bright bay-fronted lounge, a fitted kitchen, two well-proportioned bedrooms, and a shower room. Externally, the property benefits from a generous driveway providing ample off-road parking, leading to a single garage, together with a private enclosed rear garden, ideal for relaxing or entertaining.

Entrance Hall 15'1" x 7'3" (4.62m x 2.22m)



Double glazed entrance door, coving to skimmed ceiling with recessed spotlights and loft access, hard wood flooring, radiator, built in airing cupboard with slatted shelving and hot water cylinder.



Lounge 17'11" x 11'7" (5.48m x 3.55m)



PVC double glazed bay window to front, coving to skimmed ceiling, hard wood flooring, radiator, gas fireplace.



Kitchen 14'5" x 9'11" (4.41m x 3.03m)



PVC double glazed window to front, skimmed ceiling with recessed spotlights, tiled flooring, radiator. Fitted with a matching range of base and eye level units with roll edge work surfaces and tiled splashbacks, four ring gas hob with extractor hood over and electric oven and grill under, stainless steel sink and drainer with chrome mixer tap over, space and plumbing for washing machine, tumble dryer and dishwasher, wall mounted mains gas central heating boiler.

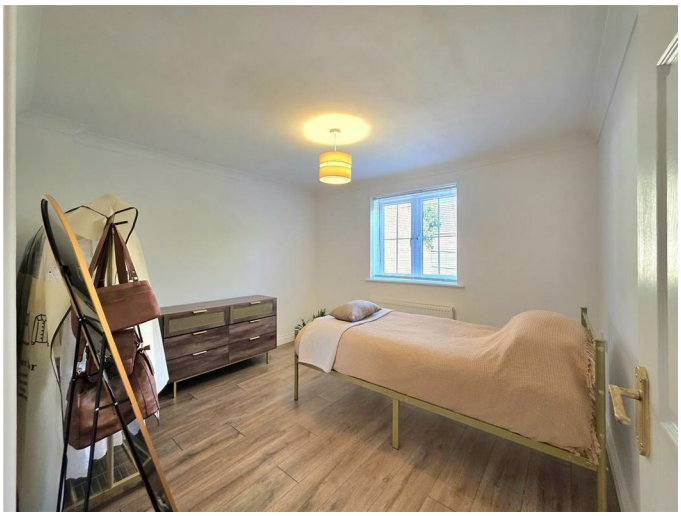


Bedroom 1 11'6" x 10'7" (3.53m x 3.24m)



PVC double glazed window to front, coving to skimmed ceiling, radiator.

Bedroom 2 10'3" x 10'11" (3.14m x 3.34m)

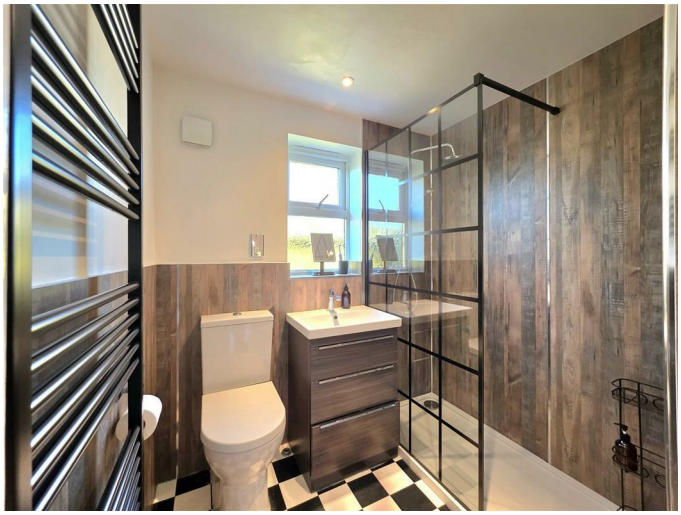


PVC double glazed window to rear, laminate flooring, radiator.

Shower Room 5'9" x 6'7" (1.77m x 2.02m)



PVC double glazed window to side, skimmed ceiling with recessed spotlights, vinyl flooring, extractor fan, shaver point, wall mounted heated towel rail. Fitted walk in shower enclosure with wall boarding, glass screen and chrome thermostatic bar shower and hand held attachment, close coupled toilet with push button flush and wash hand basin with chrome mixer tap set in vanity unit with built in storage.



Outside



The property is situated along on a private roadway. The front garden is laid to lawn with a wide range of mature shrub and tree borders. Cold water tap, external lighting. Access to both sides of the property to the rear.
To the side there is a tarmac driveway leading on to block paved driveway.
The rear garden is enclosed by timber fencing. Laid to lawn with a wide range of mature shrub and tree borders. Patio area.



Garage



Up and over door to front. Power and light connected.



Property Postcode

For location purposes the postcode of this property is: PE11 2FZ

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and cannot 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 Likely over Voice and Data. O2 is Variable over Voice and Data. Vodafone is Variable 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: C75

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.

Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

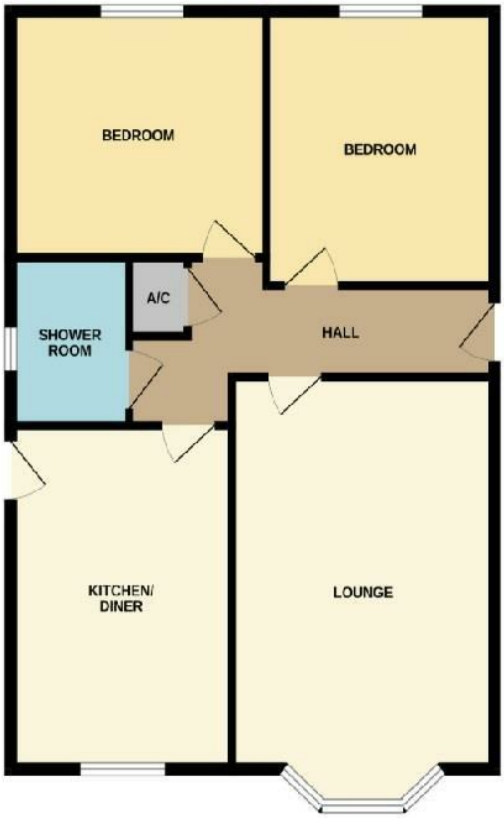
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

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.

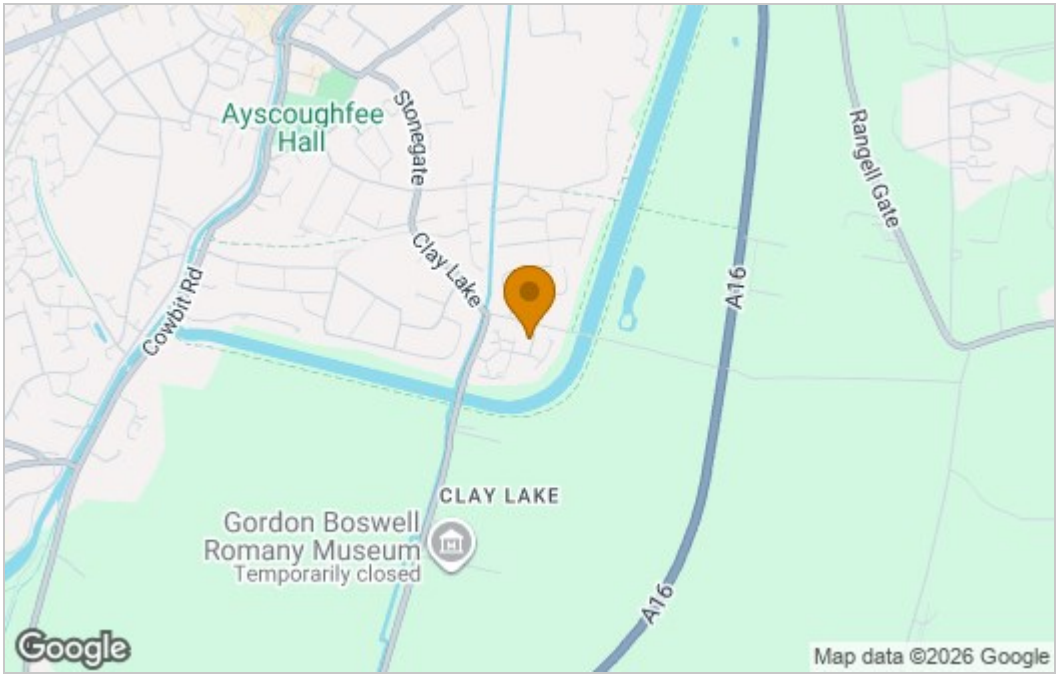


Floor Plan

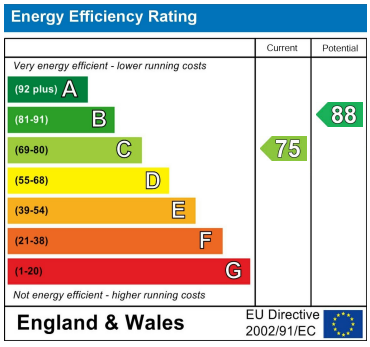


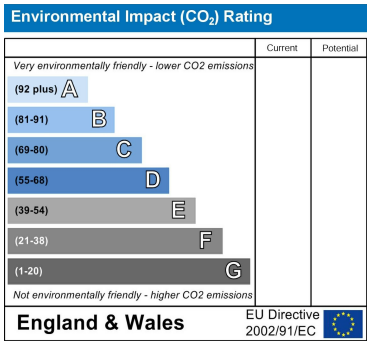
Disclaimer: This floor plan is for guidance only. All measurements, layouts, and areas are approximate and should not be relied upon as an exact representation of the property.

Area Map



Energy Efficiency Graph





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