



## 29 Sherwood Drive, Spalding, PE11 1QW

**£265,000**

- Detached Bungalow
- Excellent Decorative Order
- Two Double Bedrooms
- Kitchen Breakfast Room
- Refitted Shower Room
- Utility Room
- Generous Front And Rear Gardens
- Single Garage

Ark Property Centre are delighted to offer for sale this superbly presented detached bungalow situated toward the end of Sherwood Drive in Spalding. Presented to an excellent standard with generous gardens to front and rear. Accommodation comprises entrance porch and hall, lounge, dining room, kitchen breakfast room and utility room, bedrooms one, two and refitted shower room. Externally there is off road parking leading to single garage and timber summer house to the rear garden. Contact Ark for more information.

**Entrance Porch 1'9" x 5'1" (0.54m x 1.56m)**

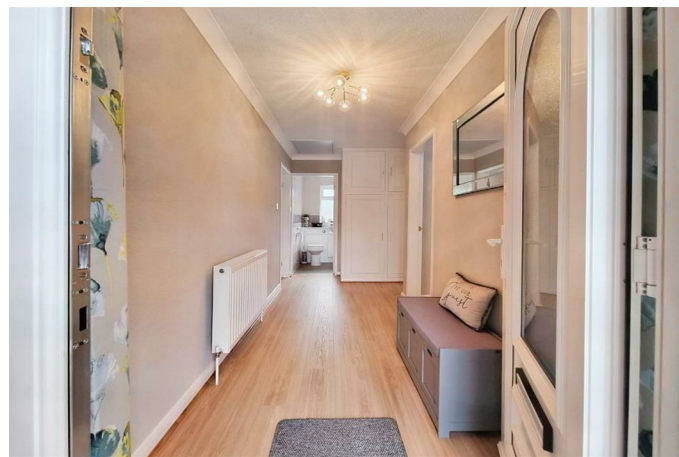
Arched PVCu double glazed entrance doors, vinyl flooring, PVCu double glazed entrance door with obscured glazed sidelights opening to:



**Lounge 11'6" x 11'0" (3.52m x 3.36m)**



PVCu double glazed window to front, coving to ceiling, radiator, TV point, inset gas fire with marble surround.



**Entrance Hall 4'11" x 15'1" (1.52m x 4.60m)**



Coving to ceiling with loft access with loft ladder, laminate flooring, radiator, built in full height storage cupboard.



**Dining Room 11'7" x 11'6" (3.55m x 3.52m)**



PVCu double glazed windows to side, coving to ceiling, radiator.



**Kitchen 10'6" x 11'9" (3.22m x 3.60m)**



PVCu double glazed window to side and PVCu double glazed window and door to rear and opening to utility room, skimmed ceiling with recessed ceiling

spotlights, vinyl flooring, space and plumbing for slimline dishwasher, space for fridge freezer, space and gas point for cooker. Fitted with a matching range of base and eye level units, roll edge work surfaces with tiled splashback.



**Utility Room 7'4" x 11'0" (2.24m x 3.36m)**



Of brick and PVCu double glazed construction, skimmed ceiling, tiled flooring. Space and plumbing for washing machine.



**Bedroom One 11'10" x 11'6" (3.61m x 3.52m)**



PVCu double glazed window to front, coving to skimmed ceiling, radiator, laminate flooring.

**Bedroom Two 10'4" x 10'7" (3.16m x 3.23m)**



PVCu double glazed window to rear, coving to ceiling, radiator, laminate flooring.

**Shower Room 5'4" x 6'5" (1.64m x 1.97m)**



PVCu double glazed window to rear, skimmed ceiling with recessed ceiling spotlights, wall mounted heated towel rail, tiled flooring and full height wall tiling. Fitted with a modern three piece suite comprising 'D' shape shower enclosure with glass sliding doors, shower head, concealed cistern toilet with push button flush with ceramic wash hand basin with chrome mixer tap over set in vanity unit with built in storage.

**Single Garage 20'2" x 7'9" (6.15m x 2.38m)**



Power and light connected, electric roller shutter door with courtesy light and manual override, wall mounted gas and electricity meters, electric consumer unit.



**Rear Garden**



**Front Garden**



**Property Postcode**

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

**Additional Information**

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: C

**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: C  
Annual charge: No  
Property construction: Brick built  
Electricity supply: Octopus  
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 Variable 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: D61

### 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

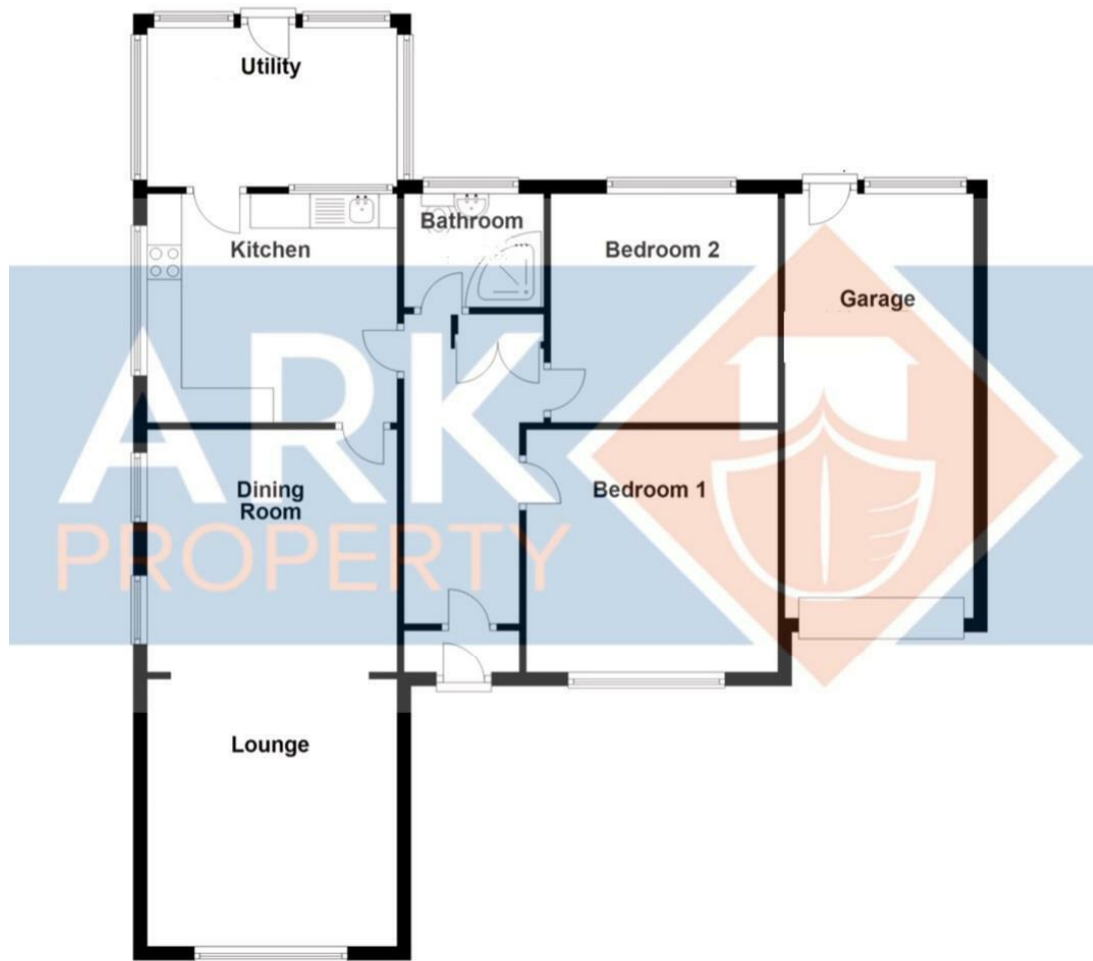
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

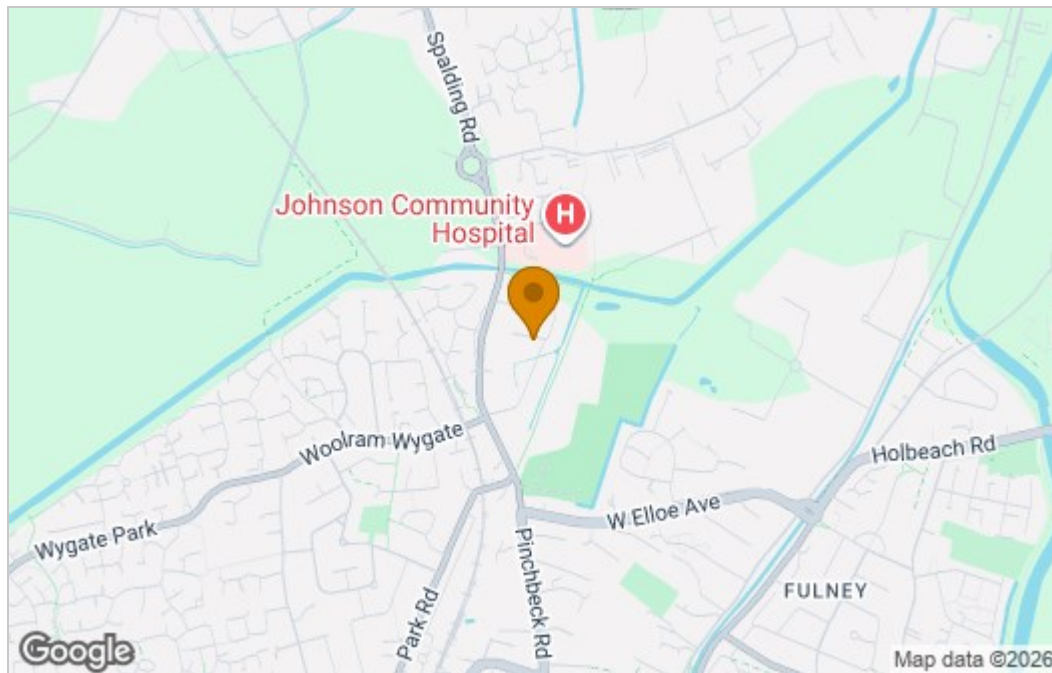
### Disclaimer

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.

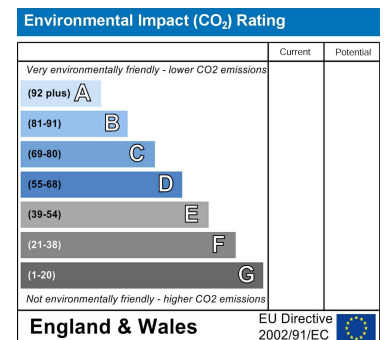
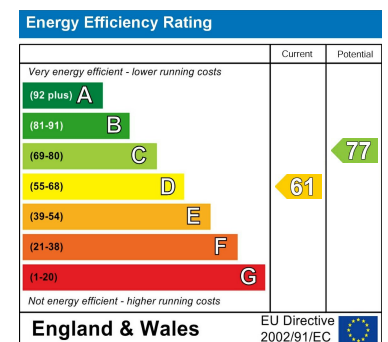
## Floor Plan



## Area Map



## Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

