ARK PROPERTY









56 Bell Lane, Boston, PE20 2BS

Offers Over £195,000

- Large rear garden divided into different sections
- Off road parking to front
- Spacious flowing downstairs space
- Three good size bedrooms
- Downstairs bathroom
- Village setting
- Refurbished pub (The Ship Inn) within a short walk
- For future listings register with Ark today

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Looking for a property with plenty of potential and a generous rear garden? This could be the perfect opportunity.

Situated in the quaint village of Fosdyke, this spacious home offers fantastic scope for a buyer to truly make it their own. With a well-proportioned layout and three good-sized bedrooms, the property provides an excellent foundation for family living or future improvement.

One of the standout features is the substantial rear garden, thoughtfully divided into different sections and offering endless possibilities for landscaping, entertaining, growing, or simply creating something really special.

Properties with this much outdoor space and potential are always in demand, so come and see it for yourself.

Entrance Hall

Entrance door to front. Having stairs to first floor landing.

Dining Room 9'11" x 12'9" (3.04m x 3.91m)



Double glazed window to front. Feature fireplace with wood burning stove. Radiator.

Lounge 11'11" x 16'0" (3.64m x 4.90m)



Double glazed window to rear and side. Feature fireplace with wood burning stove. Radiator. Under stairs cupboard.

Kitchen 9'0" x 10'5" (2.76m x 3.19m)



Double glazed window to rear and side. Having a range of fitted wall and base units. Sink unit with drainer and mixer tap. Space for cooker with extractor over. Space for dishwasher. Space for fridge. Radiator. Tiled flooring.

Bathroom 6'6" x 5'6" (2.00m x 1.70m)



Double glazed window to side. Comprising three piece suite of low level WC. Panelled bath with shower over. Glass shower screen Wash hand basin. Radiator. Tiled walls. Tiled flooring.

Conservatory 15'8" x 6'4" (4.78m x 1.94m)

Having sliding doors to side and rear.

Utility Room

Space for washing machine, dryer, freezer. Free standing oil central heating boiler.

First Floor Landing

Doors to bedrooms.

Bedroom 1 10'0" x 12'10" (3.05m x 3.93m)



Double glazed window to front. Radiator.

En-suite 4'6" x 4'7" (1.38m x 1.41m)



Comprising three piece suite of low level WC. Shower cubicle with shower. Wash hand basin. Radiator. Tiled walls.

Bedroom 2 12'0" x 8'4" (3.67m x 2.55m)



Double glazed window to rear. Radiator. Built-in storage cupboard.

Bedroom 3 9'1" x 7'5" (2.77m x 2.28m)



Double glazed window to rear. Radiator.

Outside





To the front of the property there is a driveway providing parking for at least two cars. The rear garden is much bigger than expected and offers a lot of scope. It is split into three section with the first part being low maintenance and laid to concrete and paving. A gate leads to the second part which is in the majority laid to lawn with a good sized concrete workshop. The rear part of the garden is also laid to lawn and enclosed by hedging offering views over neighbouring fields.

Garage 24'1" x 16'0" (7.36m x 4.88m)

Property Postcode

For location purposes the postcode of this property is: PE20 2BS

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: A
Annual charge: No
Property construction: Brick built
Electricity supply: Octopus
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Oil 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.

Parking: Driveway
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: C64

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.

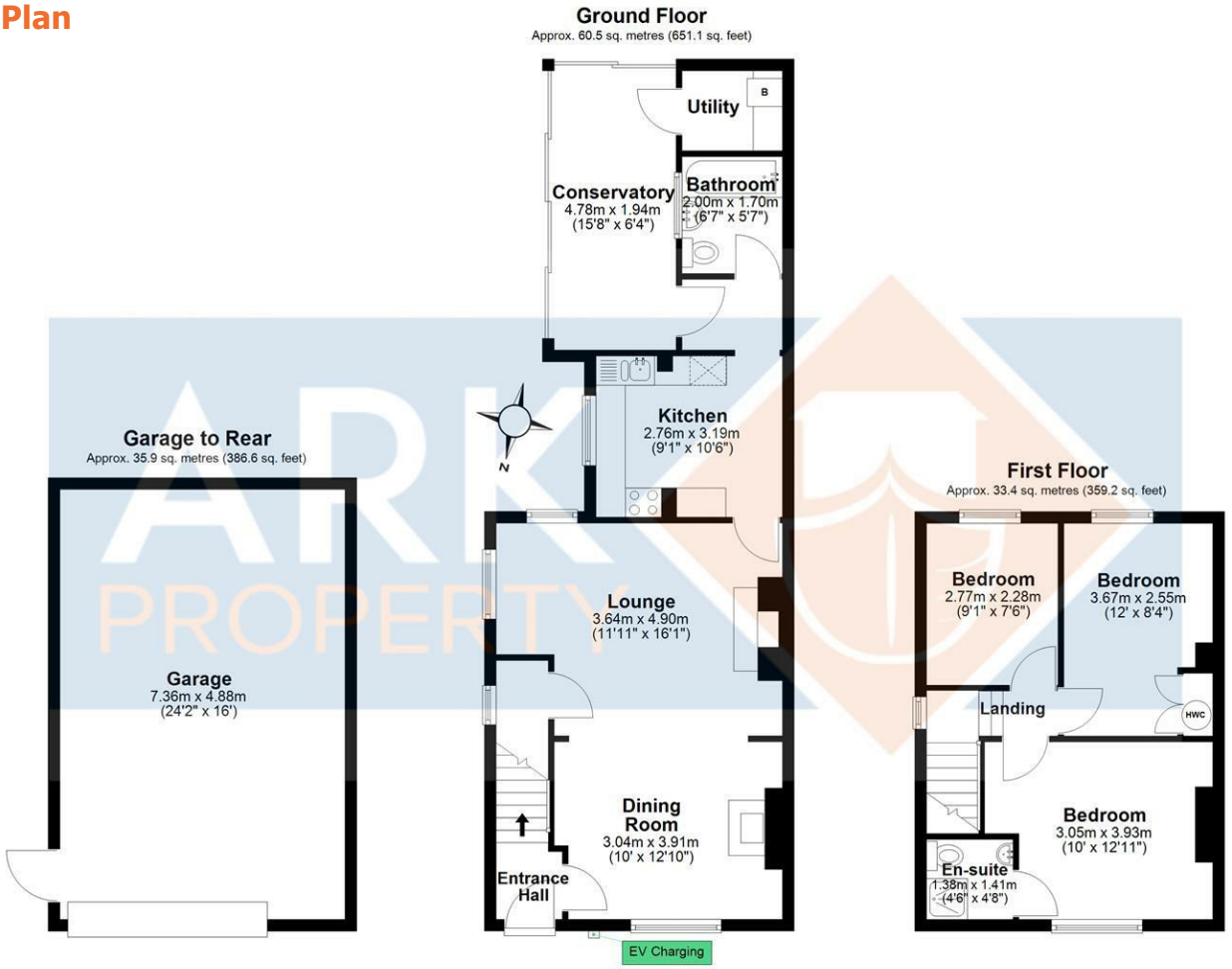
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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



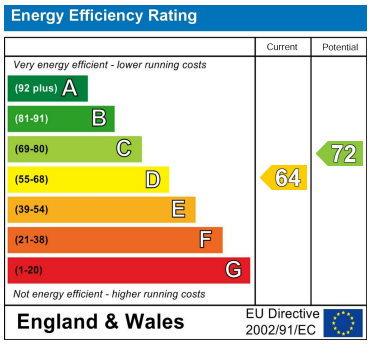
Total area: approx. 129.8 sq. metres (1396.9 sq. feet)

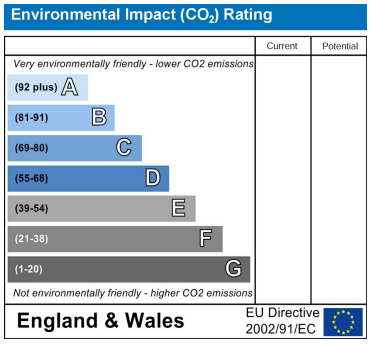
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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