

PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.propertythroughgov.uk/residents/licensing/selective-licensing/>

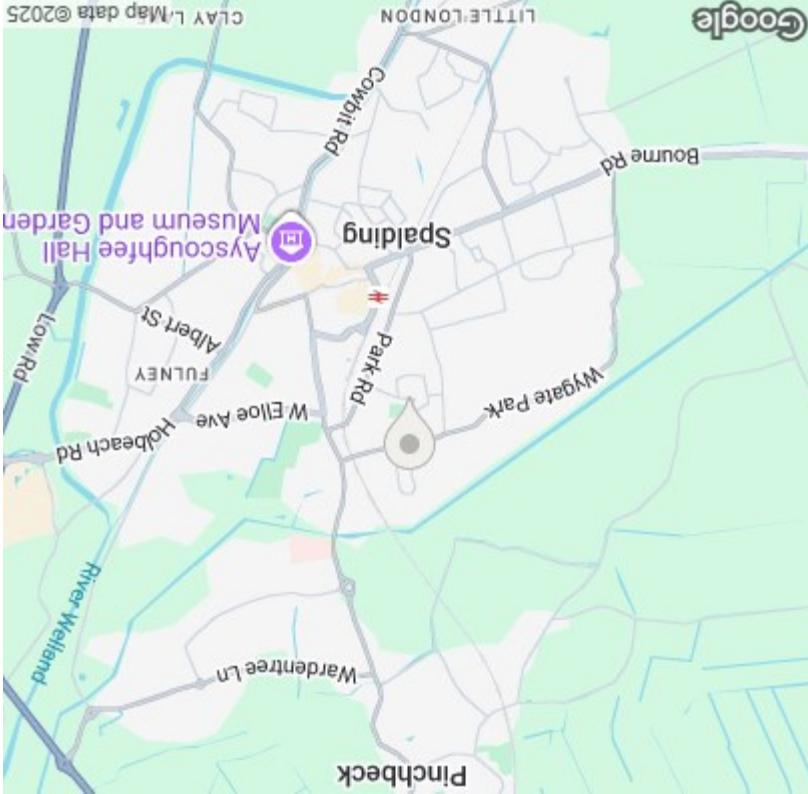
Discriminatory notices and specific fixtures have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or any fixtures. All photographs, measurements, floorplans and descriptions referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Discriminatory notices and specific fixtures have not been tested. Neither has the Agent prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and fixtures mentioned in these Sales Particulars are a general status of the property at the date of the preparation of the particulars. Any statement made in these Sales Particulars is made without responsibility on the part of the Agent or the vendor or lessor.

## Viewing

Please contact our City & County Estate Agents - Croxalland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



Area Map



Floor Plan



# Park Close

Spalding, PE11 1PP

Guide Price £320,000 - £330,000 \*\*\*

Nestled in the charming locale of Park Close, Spalding, this superbly presented extended detached bungalow offers a delightful blend of comfort and style. With its double-width block-paved driveway, the property exudes an inviting presence, while the south-facing landscaped garden at the rear provides a serene outdoor retreat, complete with a stunning water feature and a timber art studio/outbuilding perfect for creative pursuits or additional storage.

Upon entering you are welcomed by a spacious entrance hall that leads to a well-appointed family bathroom. The accommodation boasts three bedrooms, including two generous double bedrooms. The master suite is particularly impressive, featuring a dressing area and an en-suite shower room, ensuring a private sanctuary for relaxation. The heart of the home is undoubtedly the large, fully fitted kitchen, which seamlessly flows into a dining/snug area, ideal for family gatherings or entertaining guests. This space is further enhanced by double doors that open into the living room, creating a bright and airy atmosphere. Additionally, there is a versatile study that can serve as a third bedroom, catering to various lifestyle needs. This bungalow is not only a beautiful home but also a practical choice for families or those seeking single-level living. With its thoughtful design and attractive features, it presents an exceptional opportunity to enjoy a peaceful lifestyle in a desirable area. Do not miss the chance to make this splendid property your own.

## Entrance Hall

3.62 x 1.49 (11'10" x 4'10")

## Living Room

3.36 x 5.27 (11'0" x 17'3")

## Dining Room

5.82 x 3.06 (19'1" x 10'0")

## Study/Snug

2.33 x 5.18 (7'7" x 16'11")

## Kitchen

2.59 x 7.03 (8'5" x 23'0")

## Master Bedroom

2.56 x 4.31 (8'4" x 14'1")

## En-Suite To Master Bedroom

1.86 x 2.05 (6'1" x 6'8")

## Bedroom Two

3.59 x 3.18 (11'9" x 10'5")

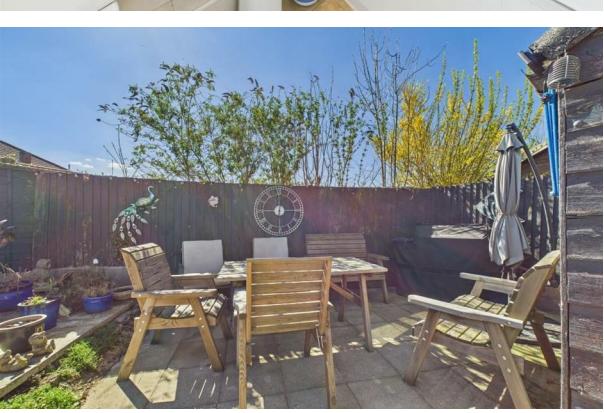
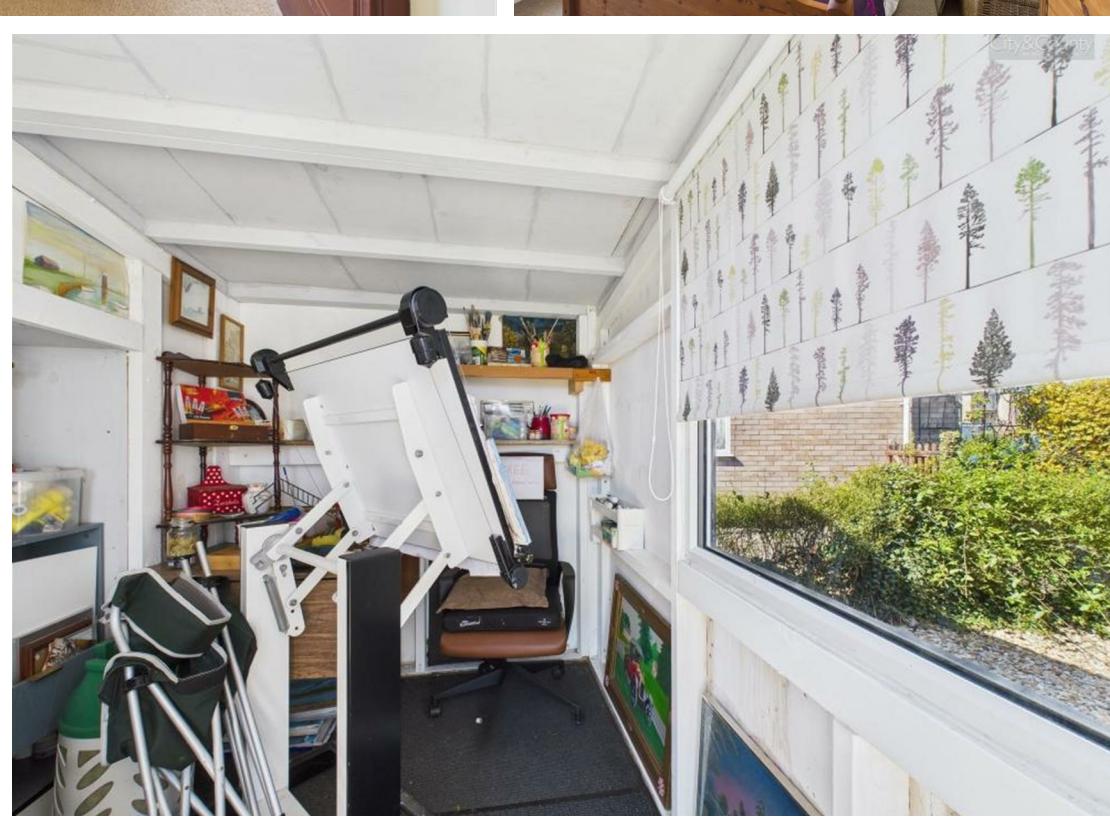
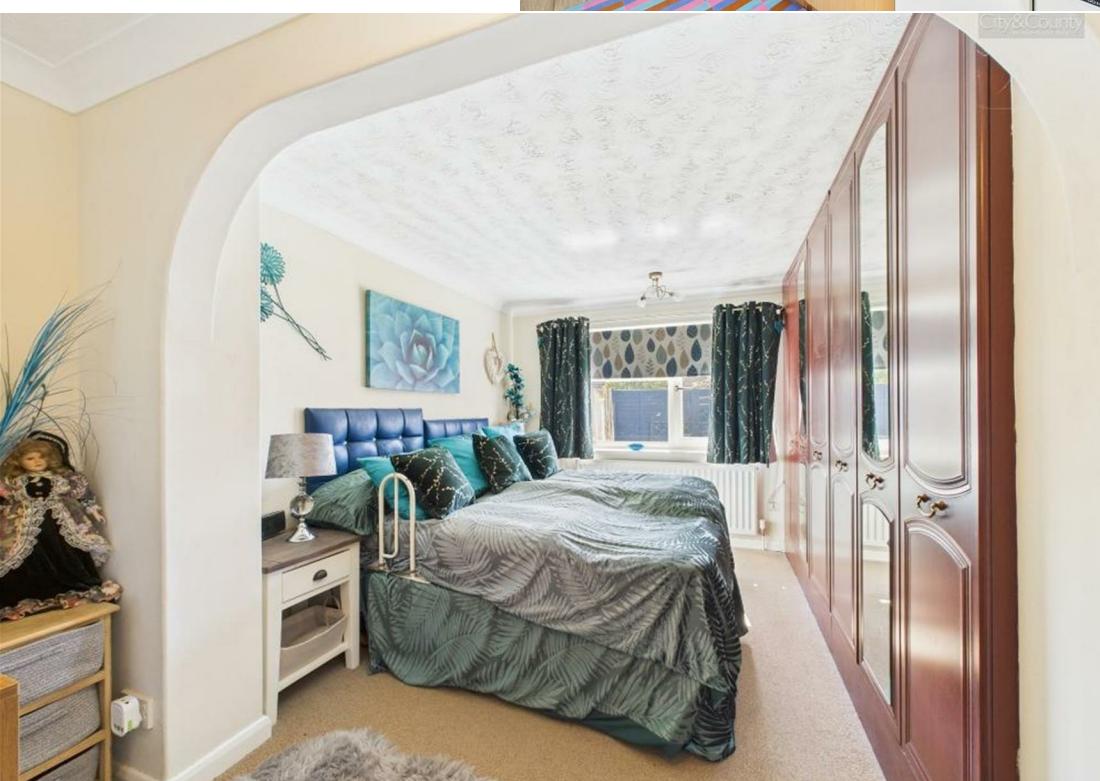
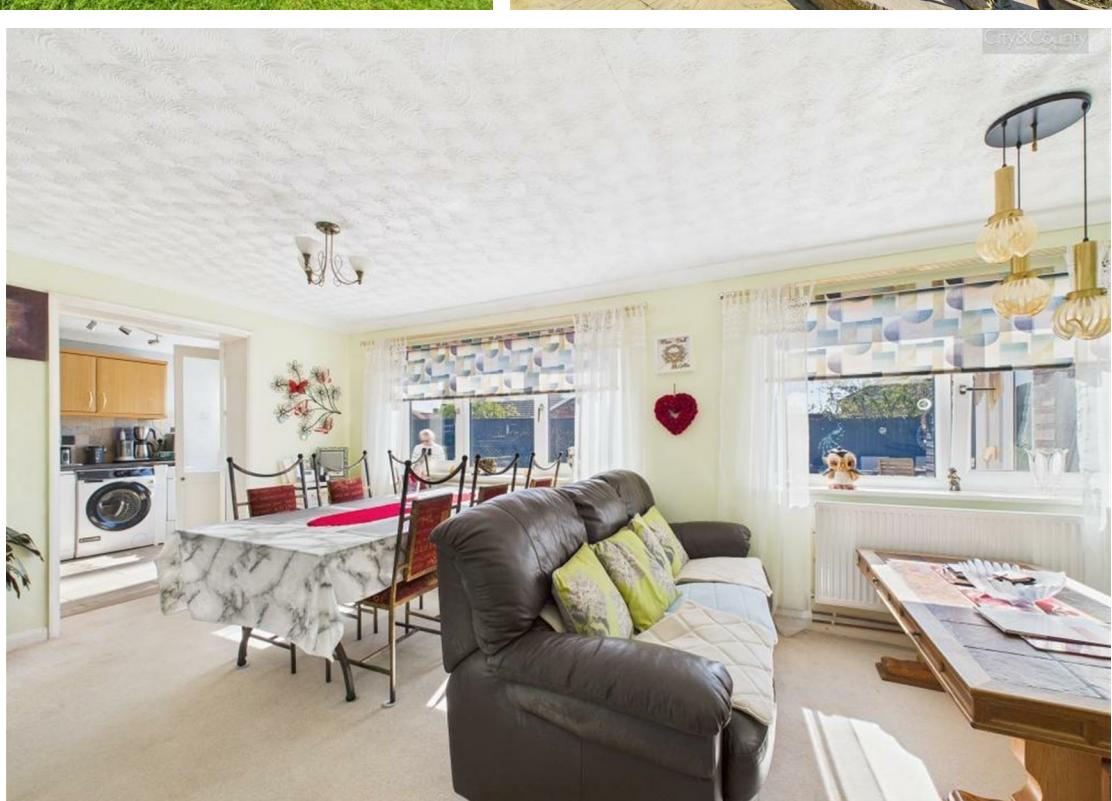
## Bathroom

1.92 x 2.00 (6'3" x 6'6")

## EPC - D

58/82

## Tenure - Freehold



## IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: No  
Registered easements: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fixed Wireless  
Internet Speed: up to 10000Mbps  
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**