



## 3 Fairview Way, Spalding

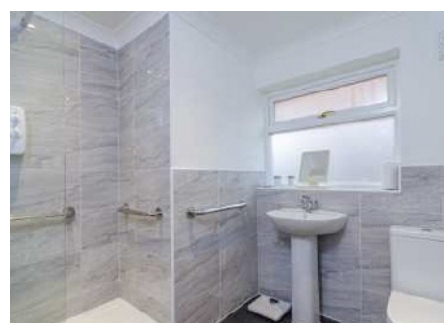
**£250,000**

THREE BEDROOM DETACHED BUNGALOW WITH OFF ROAD PARKING AND SINGLE GARAGE

Located in a popular residential area in a quiet cul de sac, being close by to local amenities and Spalding Town Centre. The property benefits from having well maintained front and rear gardens, off road parking with single garage and good size kitchen diner. Internally, the property comprises of entrance porch and hall, extended living room and sun room, kitchen diner, master bedroom with bay fronted window and cloakroom, two further good sized bedrooms and shower room. Externally, the front of the property has lawn area with gravelled driveway providing off road parking and gated side access to the rear garden. The rear garden is fully enclosed, laid to lawn with established borders and paved area ideal for seating and entertaining.

- **Three Bedroom Detached Bungalow**
- **Off Road Parking and Single Garage**

- **Well Maintained Front and Rear Garden**
- **Modern Shower Room**





### ENTRANCE PORCH

Brick built with door to side aspect.

### ENTRANCE HALLWAY

Door to front aspect. Carpeted. Radiator. Airing cupboard.

### LIVING ROOM/SUN ROOM

19'7 x 11'8 (5.97m x 3.56m)

Upvc window to rear and french doors to side aspect. Carpeted. Radiators. Wall lights. Television point. Bt point.

### KITCHEN DINER

19'3 x 13'3 (5.87m x 4.04m)

Two Upvc windows and part glazed door to rear garden. Carpeted. Base and wall units with work surface over. Stainless steel sink with drainer. Space for freestanding fridge freezer. Space and plumbing for washing machine and tumble dryer. Space for freestanding oven with extractor hood over. Radiators.

Dining Room area with bench seating and table.

### BEDROOM ONE

13'9 x 11'8 (4.19m x 3.56m)

Upvc bay window to front aspect. Carpeted. Fitted double wardrobes. Radiator.

### ENSUITE CLOAKROOM

Toilet. Wash hand basin.

### BEDROOM TWO

11'4 x 9'9 (3.45m x 2.97m)

Upvc window to front aspect. Radiator. Carpeted.

### BEDROOM THREE

9'8 x 8'2 (2.95m x 2.49m)

Upvc window to rear aspect. Radiator. Carpeted.

### SHOWER ROOM

Upvc window to side aspect. Wash hand basin. Toilet. Walk in shower with glass screen and shower over. Part tiled walls. Extractor fan.



## SINGLE GARAGE

Wall mounted boiler. Up and over door to front aspect. Loft access.

## EXTERIOR

Well maintained front and rear gardens. To the front of the property is laid to lawn with an established tree, gravelled driveway providing off road parking and gated side access to the rear garden. The rear garden is fully enclosed with established shrubbery and borders. Laid to lawn with paved area ideal for seating and entertaining.

## PROPERTY POSTCODE

For location purposes the postcode of this property is: PE11 3PL

## ADDITIONAL INFORMATION

Freehold with vacant possession on completion.

PLEASE NOTE: All photos are property of Ark Property Centre and can't not be used without their explicit permission.

## VIEWING

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.

## OFFERS 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 with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations. The business will perform a Money Laundering Check as part of its Money Laundering Policy and this will be performed via Veriphy.

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 your 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.








## Ground Floor

Approx. 99.1 sq. metres (1066.5 sq. feet)



Total area: approx. 99.1 sq. metres (1066.5 sq. feet)

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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