



Back Bank, Whaplode Drove  
**£240,000** **Freehold**

**Sharman  
Quinney**



# Key Features



- Three Bedrooms
- En-Suite To Master
- Kitchen/Diner
- Downstairs Cloakroom
- Enclosed Rear Garden

## GROUND FLOOR

**ENTRANCE HALL:** Entrance door. Radiator. Stairs to first floor.

**CLOAKROOM:** UPVC Frosted double glazed window to front. Low level WC. Wash hand basin with mixer tap. Radiator.

**LOUNGE:** 5.18m x 3.96m (17'02" max x 13' plus recess) UPVC Double glazed windows and French doors to rear. Radiator. Feature fire. Built in under stairs storage cupboard.

**KITCHEN/DINER:** 4.91m x 2.46m (16'11" x 8'10") UPVC Double glazed window to front and side. UPVC Double glazed French doors to rear. Fitted with a range of base and wall units. Stainless





steel sink and drainer with mixer tap. Built in double oven. Fitted hob with cooker hood over. Integrated dishwasher, washing machine and fridge/freezer. Wall mounted boiler. Radiator.

## FIRST FLOOR

LANDING: Two UPVC Double glazed windows to front. Built in airing cupboard housing hot water cylinder.

BEDROOM: 2.77m x 3.06m (9'11" x 10'05" plus recess) UPVC Double glazed window to rear. Radiator. Loft access.

EN-SUITE: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Heated towel rail.

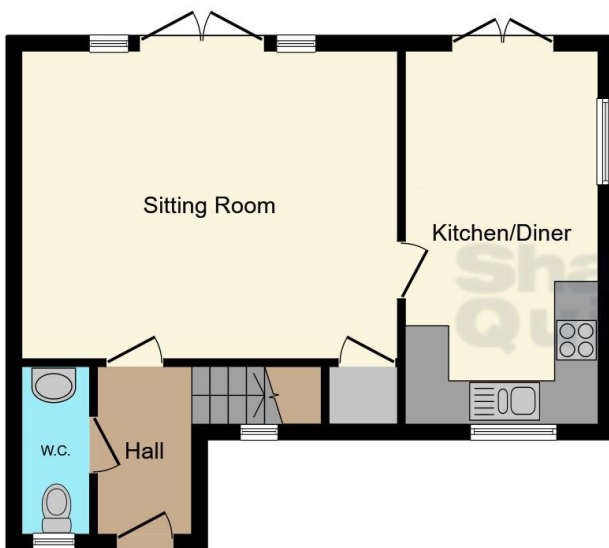
BEDROOM: 2.77m x 3.06m (9'09" x 10'04") UPVC Double glazed window to rear. Radiator.

BEDROOM: 3.66m x 2.14m (12'01" x 7'05") UPVC Double glazed window to front. Radiator.

BATHROOM: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and shower attachment. Heated towel rail.

## OUTSIDE





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**FRONT:** Partly enclosed by low level fencing. Two parking spaces.

**REAR GARDEN:** Enclosed by fencing. Side access gate. Patio area. Laid to lawn area. Field views.

To view this property call Sharman Quinney on:  
**01733 575757**



# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 575757

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