



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

BELVOIR!
Incorporating MUNTON & RUSSELL

Be with belvoir!

belvoir.co.uk/spalding

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- DETACHED FAMILY HOME
- PLEASANT CUL DE SAC LOCATION
- FIVE BEDROOMS WITH TWO BEDROOMS BEING DOWNSTAIRS
- GAS CENTRAL HEATING
- LOUNGE AND SEPARATE DINING AREA
- UTILITY ROOM
- UPVC DOUBLE GLAZING
- DOWNSTAIRS CLOAKROOM

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation in relation to the property. Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. **The apparatus and services in this property have not been tested by the Agents and we cannot guarantee they are in working order. Buyers are advised to check the viability of these with their solicitors or surveyors.**

**13 Chapel Gardens
Whaplode PE12 6UG**

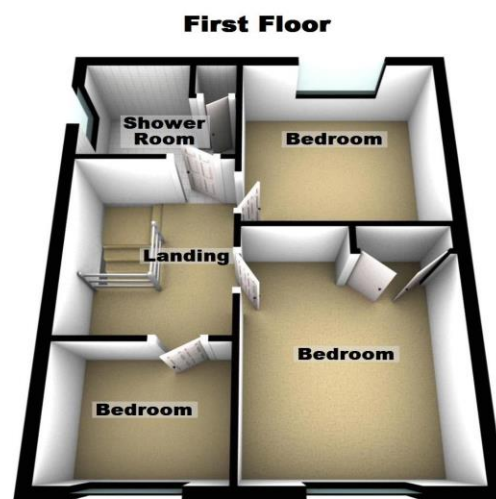
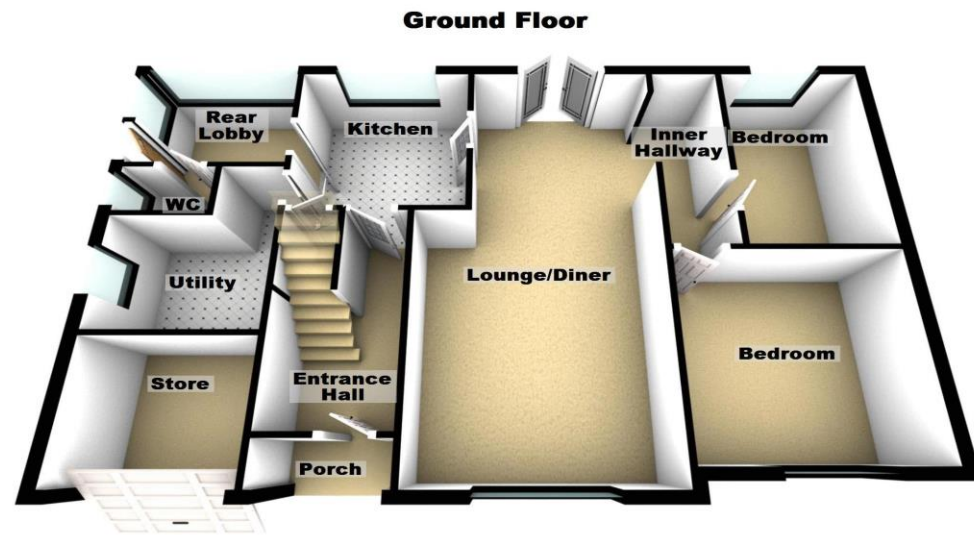
£249,950

GENERAL INFORMATION

Belvoir incorporating Munton and Russell are pleased to offer for sale this very well presented extended five bedroom family home situated in the popular village of Whaplode and the amenities thereof. The property benefits from entrance hall, lounge, dining area, quality oak fitted kitchen, utility room, two downstairs bedrooms. Upstairs has three bedrooms and family bathroom. The property also has off road parking and gardens to the side and rear. *** Viewing of this property are highly recommended ***

VIEWING

By prior arrangement through our Spalding office on 01775 722475.



ACOMMODATION

Arch storm porch to UPVC part glazed entrance door with glazed side panels.

ENTRANCE HALL

Solid bamboo flooring, coving to textured ceiling, stairs to the first floor, radiator.

LOUNGE 14' 3" x 11' 9" (4.34m x 3.58m)

Dual fuel burner with attractive wooden fire surround and marble hearth, large UPVC double glazed window to the front elevation, double radiator, coving to ceiling, light oak engineered wood flooring.

DINING AREA 9' 9" x 9' 0" (2.97m x 2.74m)

Coving to ceiling, radiator, UPVC double glazed patio doors to rear garden, light oak engineered wood flooring, arch into:-

INNER HALLWAY

Light oak engineered wood flooring.

BEDROOM FOUR 11' 4" x 10' 9" (3.45m x 3.27m)

UPVC double glazed window to the front elevation, radiator.

BEDROOM FIVE 11' 6" x 7' 0" (3.50m x 2.13m)

UPVC double glazed window to the rear elevation, coving to ceiling, radiator.

KITCHEN 9' 6" x 8' 8" (2.89m x 2.64m)

Range of sharp oak base and wall units with work surfaces over, further work surfaces with cupboards beneath, Belfast sink with mixer tap over, complimentary tiled splash backs, integrated fridge, Tecnick five burner gas hob with double oven incorporating electric grill and spit roaster with cooker hood over, radiator, gas boiler proving central heating and hot water, ceramic tiled flooring, under stairs cupboard with shelving, glazed door to rear lobby.

UTILITY ROOM

UPVC double glazed window to the side elevation, range of floor and wall units with work surfaces over, ceramic tiles to walls and flooring.

REAR LOBBY 7' 11" x 6' 4" (2.41m x 1.93m)

Half double glazed UPVC windows and UPVC glazed door to the side elevation, floor unit with work surface over, ceramic tiled floor, radiator.

CLOAKROOM

UPVC double glazed window to the side elevation, WC, wash hand basin.

FIRST FLOOR LANDING

Spacious first floor landing, coving to textured ceiling, UPVC double glazed window to the side elevation, access to loft space.

SHOWER ROOM 7' 11" x 6' 3" (2.41m x 1.90m)

Fully tiled, large shower cubicle, low level W/C, vanity unit and mixer tap over, storage cupboards underneath, shelving to the side, ceramic tiles to the floor, obscured UPVC window to the side elevation, airing cupbaord housing hot water tank and shelving.

BEDROOM ONE 13' 4" x 9' 11" (4.06m x 3.02m)

UPVC double glazed window to the front elevation, radiator, pull cord to centre light, built in wardrobe.

BEDROOM TWO 10' 7" x 9' 11" (3.22m x 3.02m)

UPVC double glazed window to the rear elevation, pull cord to centre light, radiator.

BEDROOM THREE 7' 11" x 6' 11" (2.41m x 2.11m)

UPVC double glazed window to the front elevation, radiator.

FORMER GARAGE CURRENTLY USED AS STORAGE

EXTERNALLY

Front garden laid with block paving and gravelled area with various shrubs and bushes.

Gated access to the side garden with block paving with shrubs and bushes.

The rear garden is mainly gravelled with shaped paving slabs and bushes and shrubs. Standing for sheds etc.

This plan is included as a service to our customers and is intended as GUIDE TO LAYOUT only.
Diagram is not to scale.