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Plot 8 Sycamore Close, Whaplode PE12 6TB

£375,000

**BELVOIR!**



## Key Features

- > NEW BUILD BUNGALOW
- > THREE BEDROOMS
- > EN SUITE TO MASTER
- > LUXURY KITCHEN DINER
- > OVERSIZE GARAGE
- > GENEROUS GARDENS
- > Tenure: Freehold
- > EPC rating B

Belvoir incorporating Munton and Russell are pleased to offer for sale this Brand New three bedroom executive detached bungalow, situated on an exclusive development in a private cul de sac location. The bungalow is generously proportioned and well balanced. A south facing rear garden, detached garage, en suite to master bedroom.

The property is of the Birch Design and offers generous 1150 sq ft and is built by local builders South Lincolnshire Developments LTD who specialise in quality individual homes.

The property will be finished to a high specification including luxury fitted kitchen, four piece bathroom suite, en suite, utility, mains gas and under floor heating. Carpet and flooring throughout.

Externally detached garage, and turfed gardens to front and rear.



### **ENTRANCE HALL**

Sealed unit double glazed door, UPVC double glazed panel to the front elevation. Storage cupboard, airing cupboard housing hot water tank and heating manifold.

### **KITCHEN/DINER**

**16'9" x 10'10" (5.1m x 3.3m)**

UPVC double glazed window and french doors to the rear elevation, range of fitted base and wall units, composite 1 1/2 bowl sink unit with mixer taps over, built in twin ovens hob and cooker hood, integrated dishwasher, integrated fridge freezer.

### **UTILITY**

**7'9" x 5'10" (2.35m x 1.77m)**

Sealed unit double glazed door and UPVC double glazed window to the side elevation, base and wall units with stainless steel sink unit with mixer taps over, space for washing machine and tumble dryer.



### **LIVING ROOM**

**15'1" x 11'10" (4.6m x 3.6m)**

UPVC double glazed window to the front elevation.

### **BEDROOM 1**

**15'3" x 10'10" (4.65m x 3.3m)**

UPVC double glazed window to the rear elevation.

### **EN SUITE**

UPVC double glazed window to the side elevation, three piece suite comprising of WC, vanity wash hand basin, shower cubicle, extractor, heated towel rail.

### **BEDROOM 2**

**11'4" x 9'10" (3.45m x 3.0m)**

UPVC double glazed window to the front elevation.



### **BEDROOM 3**

**10'4" x 9'6" (3.15m x 2.97m)**

UPVC double glazed window to the front elevation.

### **BATHROOM**

UPVC double glazed window to the rear elevation, four piece suite comprising of WC, vanity wash hand basin, panelled bath, shower cubicle, heated towel rail, extractor.

### **EXTERNALLY**

FRONT: open plan to the front laid to lawn with generous drive leading to single garage.

REAR: laid to lawn, fence enclosed, patio.

### **GARAGE**

**18'0" x 10'9" (5.45m x 3.28m)**

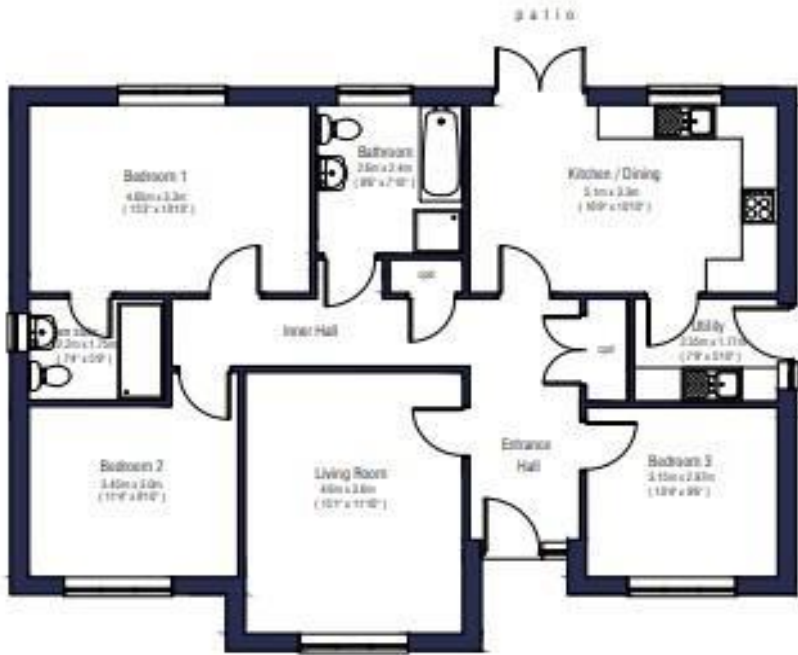
Detached garage, electric roller door, light and power connected.

### **AGENTS NOTE**

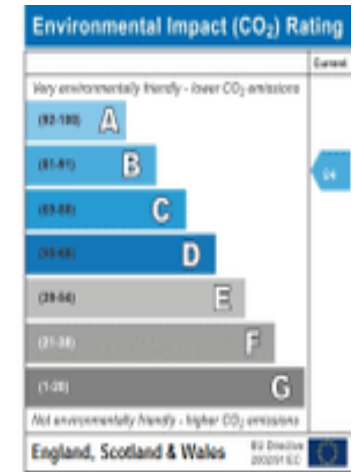
The property will be subject to a management company and related charges, EPC shown is the predicted for the property.







**The Birch** - 3 bedroom detached bungalow with detached garaging  
 107m<sup>2</sup> ( 1150 sqft ) Gross Internal Floor Area plus detached single garage - 17.6m<sup>2</sup> ( 192sqft )



Contact us today to arrange a viewing...

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