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Plot 6, Sycamore Close, Whaplode PE12 6TB

£395,000

BELVOIR!



Key Features

- > NEW BUILD BUNGALOW
- > THREE BEDROOMS
- > EN SUITE BUNGALOW
- > LUXURY KITCHEN/DINER
- > OVER SIZE 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 west facing rear garden with views of local church, detached garage, en suite to master bedroom.

The property is of the Maple Design and offers generous 1160 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, cloakroom, utility, mains gas and under floor heating. Carpet and flooring throughout.

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



ENTRANCE HALL

Sealed unit double glazed door, under floor heating, airing cupboard, storage cupboard.

KITCHEN/DINING ROOM

20'3" x 12'9" (6.17m x 3.90m)

UPVC double glazed window and French doors to the rear elevation, range of luxury fitted base and wall units, stainless steel sink unit with mixer taps over, fitted hob with canopy hood over, twin ovens, integrated dishwasher, integrated fridge freezer, under floor heating.

UTILITY ROOM

8'6" x 6'3" (2.6m x 1.9m)

UPVC double glazed window to the rear and UPVC double glazed door to the side elevation, range of luxury base and wall unit, stainless steel sink with mixer taps over, space for washing machine and tumble dryer, internal door to garage.



LOUNGE

14'11" x 12'6" (4.55m x 3.80m)

UPVC double glazed window to the rear and UPVC double glazed French doors to the side elevation, under floor heating.

BEDROOM 1

13'0" x 12'9" (3.95m x 3.90m)

UPVC double glazed window to the front elevation, under floor heating.

EN SUITE

Three piece suite comprising of WC, wash hand basin, double shower cubicle, extractor, heated towel rail.



BEDROOM 2

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

UPVC double glazed window to the front elevation, under floor heating.

BEDROOM 3

9'10" x 8'10" (3.0m x 2.70m)

UPVC double glazed window to the side elevation, under floor heating.

BATHROOM

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

INTEGRAL GARAGE

17'4" x 12'9" (5.30m x 3.90m)

Electric up and over roller door, personal door to the utility room, light and power connected.



EXTERNALLY

FRONT: laid to lawn, ample off road parking, gated side access to the rear.

REAR: Patio area, laid to lawn, enclosed by fencing.

AGENTS NOTE

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





PLOT 6 - The Maple - 3 bedroom detached bungalow with integral garage

108m² (1160 sqft) Gross Internal Floor Area plus integral garage - 20.7m² (222sqft)

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

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	



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01775 722475