



Cranesgate South, Whaplode St Catherines £324,995

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This delightful, detached bungalow is situated in the charming village of Whaplode St Cathrines with its own Public House. Positioned on a generous plot, the property boasts ample off-road parking and a large single garage. The interior features a spacious kitchen/breakfast room, a comfortable lounge/diner perfect for family gatherings, three double bedrooms, modern family bathroom, en-suite for added luxury, and a cloakroom. With its welcoming layout and village style setting, this property is an ideal family home. Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

Entrance Hall

Parquet flooring, coving to textured ceiling with smoke detector, CO detector, access to insulated loft space with fitted light, door to:

Kitchen/Breakfast Room 3.31m (10'10") x 3.17m (10'5")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, mixer tap, tiled surround, floor mounted oil-fired boiler serving heating system, plumbing for automatic washing machine and dishwasher, space for fridge, fitted electric cooker fan assisted oven, four ring halogen hob with extractor hood, PVCu double glazed window to rear, radiator, vinyl floor covering, coving to textured ceiling with recessed ceiling spotlights, door to:

Lobby

Doors to rear and front gardens

Storeroom

With shelving.

Lounge/Diner 5.33m (17'6") x 4.32m (14'2") max

PVCu double glazed window to front and side, fireplace with brick-built surround, radiator, parquet flooring, telephone point, TV point, broadband point, coving to textured ceiling, PVCu double glazed French doors to garden.

Storeroom

PVCu double glazed window to side, radiator.

Cloakroom

PVCu opaque double glazed window to side, fitted with two piece suite wall mounted wash hand basin, close coupled WC, half ceramic tiled walls, ceramic tiled flooring, coving to textured ceiling.

Main Bedroom 5.03m (16'6") max x 3.04m (10')

PVCu double glazed window to side, built in double wardrobe with hanging rail and shelving, radiator, coving to textured ceiling.

Bedroom 2 2.92m (9'7") x 2.85m (9'4")

PVCu double glazed window to front, radiator, coving to textured ceiling, door to:

En-suite

Fitted with three-piece suite comprising wall mounted wash hand basin, tiled shower enclosure with fitted mains shower and glass door, close coupled WC, fully ceramic tiled walls, heated towel rail, extractor fan, ceramic tiled flooring, recessed ceiling spotlights.

Bedroom 3 3.04m (10') x 2.37m (7'9")

PVCu double glazed window to side, radiator, built-in wardrobes with hanging rail and shelving.

Family Bathroom

Fitted with three piece suite comprising deep roll top bath with telephone style mixer tap, vanity wash hand basin with drawers, tiled double shower enclosure with fitted mains shower and glass door, fully ceramic tiled walls, extractor fan, PVCu opaque double glazed window to side, airing cupboard housing, hot water cylinder, linen shelving, cupboard space over, heated towel rail, ceramic tiled flooring, coving to ceiling with recessed ceiling spotlights.

Garage 5.53m (18'2") x 3.21m (10'6")

Brick built single garage with power and lighting connected, single glazed window to side, up and over door.

Outside

The property is enclosed with wood panel fencing and chain linking, offering both privacy and security. It features a gated entrance leading to a hard standing parking area and a detached single garage. The garden boasts an area laid to lawn with flower and shrub borders, and an ideal spot for a vegetable garden to the side. The side gate to the rear garden opens to a space partly enclosed by wood panel fencing, with additional areas laid to lawn, flower and shrub borders, veg plot, greenhouse, garden store.

Agents Note

The solar panels have a return tariff and are owned by the vendor. This property also has private drainage.

Directions

Leave our Church Street office and turn right, continue onto Station Street and left onto Fen Road. Proceed out of Holbeach heading towards Holbeach St Johns at the crossroads take your right hand turning on to Ravens Bank (B1165) then left on to Cranesgate South where the property can be found on your right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 6SN

Council Tax

Band C £1,864.05 April 2024 to March 2025, South Holland District Council.

EPC - C

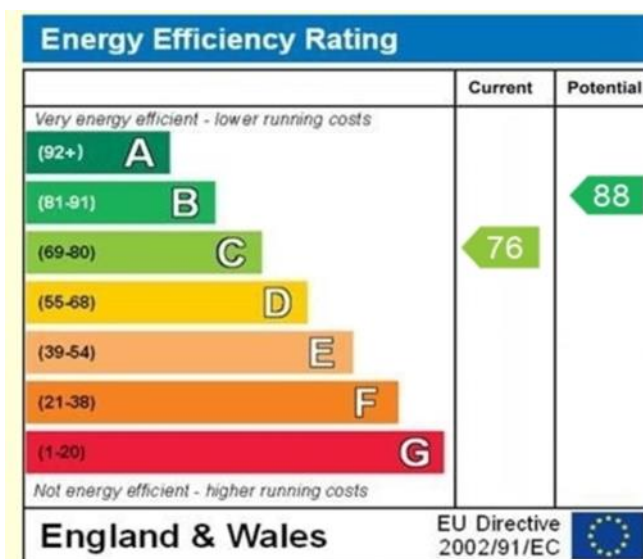
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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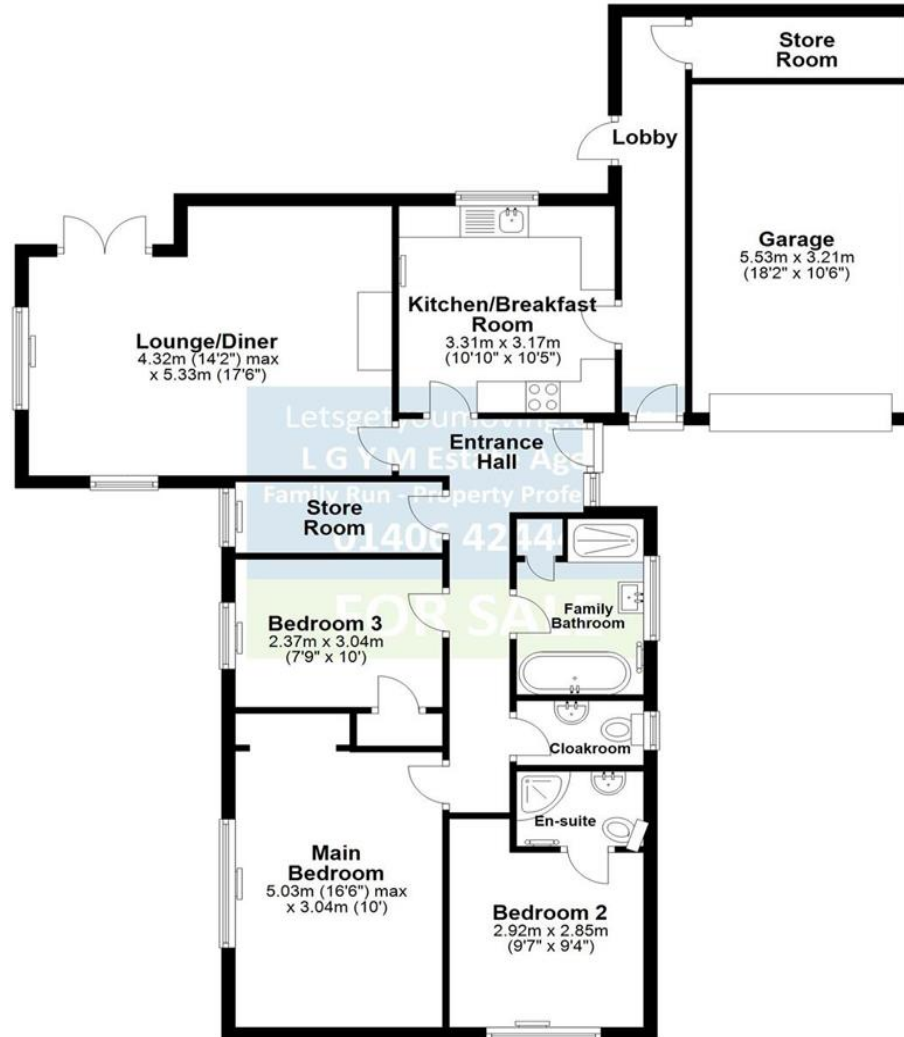






Ground Floor

Approx. 114.9 sq. metres (1237.1 sq. feet)



Total area: approx. 114.9 sq. metres (1237.1 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanUp.

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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The advertisement features a warm, golden-hour scene of a family moving into a new home. In the foreground, a young girl is running happily towards the camera. To her left, a stack of cardboard boxes is piled up. In the background, a woman and a man are walking towards the camera, each carrying a box. They are standing in a doorway that leads outside, where a bright sun is shining, creating a lens flare effect. The overall atmosphere is one of excitement and a fresh start.