



High Road, Whaplode £249,995 – NO CHAIN!

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



This charming two-bedroom detached bungalow in the sought-after village of Whaplode offers flexible living, perfect for a variety of buyers. It boasts two well-sized double bedrooms, a bright lounge/diner, a fully equipped kitchen, and a four-piece family bathroom. The partly enclosed rear garden provides a peaceful retreat with a summer house, garden storage, and a small workshop. Additional perks include ample off-road parking, a tandem garage, and a convenient location near local amenities and bus routes. For more details or to arrange a viewing, call us anytime on 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door with storm porch to:

Entrance Hall

Radiator, laminate flooring, dado rail, central heating thermostat, coving to textured ceiling, access to insulated loft space, door to:

Lounge/Diner 6.76m (22'2") x 3.36m (11')

PVCu double glazed window to side, PVCu double glazed bow window to front, four radiators, laminate flooring, TV point, dado rail, coving to textured ceiling, PVCu double glazed French doors to garden, door to:

Kitchen 3.33m (10'11") x 3.24m (10'7")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl composite sink unit with single drainer, mixer tap, tiled surround, wall mounted gas combination boiler serving heating system and domestic hot water, fitted dishwasher, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in five ring gas hob with extractor hood, PVCu double glazed window to rear, PVCu double glazed window to front, ceramic tiled flooring, coving to textured ceiling with recessed ceiling spotlight, part glazed entrance door to garden.

Main Bedroom 3.36m (11') x 3.33m (10'11")

PVCu double glazed bow window to front, radiator, laminate flooring, telephone point, TV point, coving to textured ceiling.

Bedroom 2 3.33m (10'11") x 2.41m (7'11")

PVCu double glazed window to rear, radiator, laminate flooring, TV point, coving to textured ceiling, ceiling fan with light.

Family Bathroom

Fitted with a four-piece suite comprising deep panelled bath, pedestal wash hand basin, tiled shower enclosure with fitted electric shower and glass door, close coupled WC, extractor fan, PVCu opaque double glazed window to rear, heated towel rail, laminate flooring, coving to textured ceiling.

Tandem Garage 9.94m (32'7") x 3.40m (11'2")

Detached prefabricated steel frame tandem garage with power and lighting connected, two single glazed windows to side, remote-controlled electric roller door, part glazed entrance door.

Storeroom 3.76m (12'4") x 2.15m (7'1")

Single glazed window to front, single glazed doors to front and rear

Summerhouse 4.06m (13'4") x 2.25m (7'5")

Two single glazed windows to front, TV point, power points, single glazed French doors.

Outside

The property is enclosed by hedging and wood panel fencing, area laid to lawn granite chip drive with turning area, tandem garage, side gates leading to part enclosed rear garden, area laid to lawn, paved patio area, pergola with polycarbonate roof giving an undercover area, out buildings, small workshop with power and light, summer house with power, outside tap, outside lighting.

Directions

Leave our Church Street office and turn left at the traffic lights onto West End, continue along onto Spalding Road. At the roundabout head over onto the A151. On reaching Whaplode the property can be located on the right-hand side, before the 4 X 4 garage. For satellite navigation, the property postal code is: PE12 6TX.

Council Tax

Band B ~ £1684.42 from April 2025 to March 2026, South Holland District Council.

EPC - D

Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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Ground Floor

Approx. 116.1 sq. metres (1249.6 sq. feet)



Total area: approx. 116.1 sq. metres (1249.6 sq. feet)

Disclaimer

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

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