

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Disclaimers: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, floorplans, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

England & Wales	
Energy Rating	Approximate annual energy costs
A	£121 - £147
B	£148 - £171
C	£172 - £205
D	£206 - £239
E	£240 - £273
F	£274 - £307
G	£308 - £341

Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

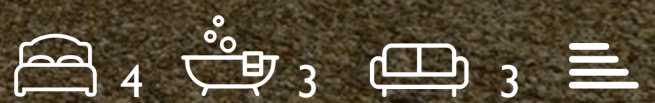
Viewing



Dowdsale Bank

Whaplode Drove, Spalding, PE12 0UA

£595,000



## Dowdsale Bank

### Whaplode Drove, Spalding, PE12

City and County Crowland are delighted to offer for sale, Phase 1 of this small brand new residential development (six units) located on a former chicken farm, off Dowdsale Bank in Shepeau Stow, a small hamlet in the South Holland district of Lincolnshire approximately five miles east of Crowland. Plots 1 and 2 are still under construction with completion planned for November 2023.

Many bespoke and individual features, including air source heat pump central heating, with stunning grey Egyptian limestone tiles downstairs, and underfloor heating. A fully fitted modern kitchen with a range of blue fronted base and eye level units, complimented by oak and quartz worksurfaces over, integrated dishwasher, twin NEF hide and slide electric ovens, washing machine plus a fridge freezer. Oak staircase to a galleried landing, radiator heating upstairs. The master bedroom has the benefit of a dressing room, and a luxury en-suite, and a further en-suite to bedroom two. There is a family four-piece suite bathroom, with bespoke sanitary ware and luxury vinyl flooring, and a heated towel rail included. Oak internal doors with complimentary brushed steel furniture. Outside to the front is a substantial gravel driveway providing ample parking, and a double sized car port with a three phase electric charging point. Enclosed garden to the rear.

\*Both properties are of similar size however, slightly different in layout and aspect, so therefore viewing is advised to fully appreciate. Please note all properties will have an eight year global home warranty.

### Entrance Hall

7'11" x 5'2"



**Cloakroom**  
8'0" x 5'1"

**Kitchen**  
17'10" x 9'11"

**Family Room**  
12'0" x 21'6"

**Dining Room**  
8'5" x 6'11"

**Hallway**  
8'4" x 12'10"

**Utility Room**  
8'4" x 8'3"

**Living Room**  
14'11" x 21'6"

**Landing**  
8'4" x 4'7"

**Hallway**  
9'11" x 4'0"

**Master Bedroom**  
11'1" x 12'11"

**Dressing Room**  
3'8" x 8'9"

**En-Suite**  
4'11" x 8'9"

**Bedroom Two**  
15'1" x 8'3"

**En-Suite**  
5'0" x 8'3"

**Hallway**  
3'5" x 3'11"

**Bedroom Three**  
14'11" x 10'9"

**Bedroom Four**  
14'10" x 10'5"

**EPC - Awaiting**

**Tenure - Freehold**

**Please Note:**  
Images will be updated as the building progresses.