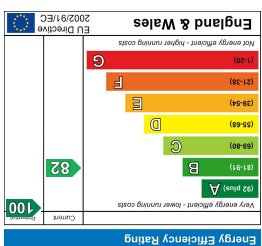


Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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, 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.

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/>



Energy Efficiency Graph

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



Area Map



Floor Plan



Drove Road

Whaplode Drove, Spalding, PE12 0TU

Open To Offers £435,000 - Freehold , Tax Band - D



Drove Road

Whaplode Drove, Spalding, PE12

NT1

Introducing a superbly designed property that offers spacious living throughout its 191 square metre area. This professionally styled home consists of two well-thought-out levels that promise not only comfort, but added utility. Benefiting from air source pump heating and modern private drainage.

Access to the property leads to a spacious entrance hall showcasing an impressive oak staircase integrating function, style and versatility. Access to a good sized room currently used as a playroom but offering potential for home office or a cosy snug/family room. This floor also provides a fantastic combined kitchen and living area with breakfast bar island unit furnished with integrated appliances, bi-folding doors lead to the patio and rear garden/countryside views, paving the pathway for a seamless cooking and dining experience. Complementing the kitchen is a good sized utility room and a modern two-piece suite cloakroom. There is an internal access door leading to the oversize garage. Ascending to the first floor and spacious landing leading to four double bedroom. The impressive master bedroom benefiting from a walk in wardrobe allowing for extensive storage and organisation, a superb modern ensuite affording guaranteed relaxation in luxury. Outside to the front there is open plan gravel access and generous parking for a number of vehicles plus an oversize garage. To the rear is a lawned garden, patio area, timber pergola and decking area perfect for outside dining, with Lincolnshire countryside views. This unique property marks the convergence of space, utility, and elegant design, ensuring a well-rounded lifestyle suited to diverse needs and preferences. Early viewing advised.

Entrance Hall
9'8" x 9'8"

Kitchen/Dining Area
30'3" x 13'2"

Living Area
12'10" x 10'2"

Utility Room
5'8" x 13'2"

WC

Family Room
12'9" x 9'7"

Landing
8'5" x 13'3"

Master Bedroom
13'0" x 18'3"

Wardrobe
13'0" x 4'11"

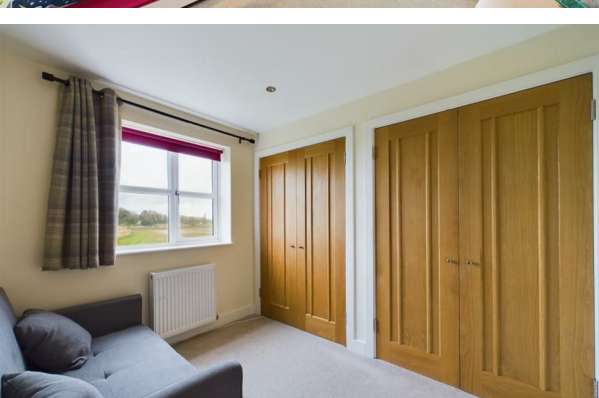
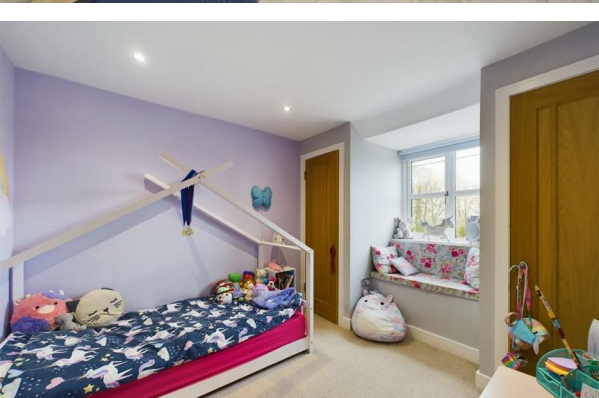
En-Suite To Master Bedroom
8'4" x 9'9"

Bedroom Two
14'4" x 9'9"

Bathroom
10'5" x 9'8"

Hallway
3'5" x 7'0"

Bedroom Three
9'7" x 8'6"



Bedroom Four
7'8" x 9'8"

Garage
9'7" x 16'0"

EPC - B
82/101

IMPORTANT LEGAL INFORMATION
Material Information

Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains Water Supply
Sewerage:
Heating: Air Sourced Heat Pump
Heating features: None
Broadband: up to 40Mbps
Mobile coverage: TBC

Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: B (potential rating is A)

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL