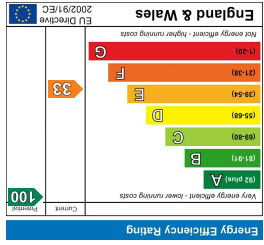


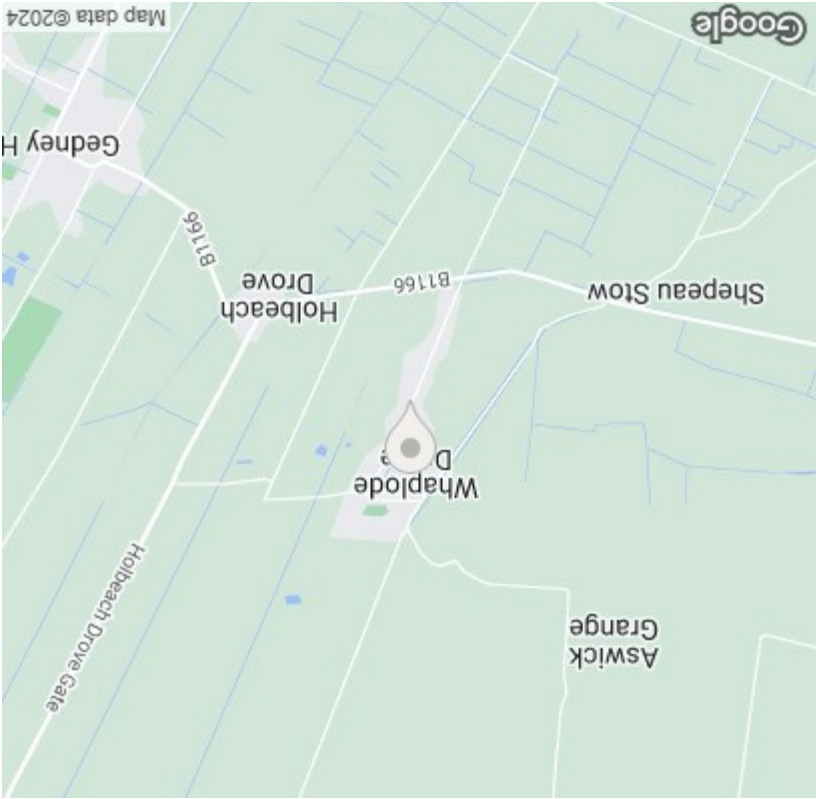
Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Energy Efficiency Rating

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



43 Broadgate

Whaplode Drove, Spalding, PE12 0TN

£195,000 - Freehold , Tax Band - A



## 43 Broadgate

### Whaplode Drove, Spalding, PE12

NTN

A delightful semi-detached family home in the popular Lincolnshire village of Whaplode Drove, having undergone a scheme of improvements by the current owners, whilst offering easy access to both Peterborough and Spalding. This property sits on a generous plot with a private rear garden, as well as benefitting from ample off road parking, as well as benefiting from ample off road parking, as well as benefiting from ample off road parking. There are free school bus services from the village to the local primary school, as well as several high schools in the surrounding area. The village shop, post office and social club/playground are all within walking distance of the property.

Internally comprising an entrance lobby, living room to the front aspect with a working feature fireplace, and a recently modernised kitchen/diner to the rear, with a range of base and eye level units, plumbing for a washing machine and a dishwasher, and space for a range style cooker. To the first floor there are two double bedrooms, and a modern three-piece family bathroom with a shower over the bath. The rear garden is mainly laid to lawn but also features a paved patio area. We would like to note that the property is in good condition throughout, and the boiler has recently been replaced and is now located on an external wall. There is also the potential for rear vehicular access to the side of the property where the garage currently sits. Early viewings advised.

#### Entrance Hall

2'8" x 2'11"

#### Living Room

10'11" x 13'10"



#### Kitchen/Diner

9'0" x 14'4"

#### Landing

2'10" x 2'11"

#### Master Bedroom

9'1" x 14'4"

#### Bathroom

7'10" x 8'6"

#### Bedroom Two

10'9" x 8'3"

#### EPC - F

38/115

#### Tenure - Freehold

**IMPORTANT LEGAL INFORMATION**  
AWAITING CONFIRMATION