

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/>

England & Wales	
Energy Rating	Approximate energy cost per year (£)
A	£121-127
B	£128-134
C	£135-149
D	£150-170
E	£171-208
F	£209-253
G	£254-300

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

£280,000 - Freehold , Tax Band - C





## Drove Road

### Whaplode Drove, Spalding, PE12 0TU

Welcome to this charming detached bungalow located on Drove Road in the picturesque village of Whaplode Drove, Spalding. This property boasts a delightful semi-rural setting, offering a peaceful retreat from the hustle and bustle of city life. Access to the property is via a substantial driveway providing ample parking for a number of vehicles, the large garden offers plenty of opportunities for outdoor activities, gardening, or simply enjoying the fresh country air.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The bungalow features a cottage style kitchen, two cosy bedrooms, providing a comfortable space for a small family or guests. The property includes a well-maintained bathroom, ready to be personalised to your taste. This extended bungalow presents versatile accommodation with tremendous potential. While it may require some modernisation and updating, this gives you the chance to put your own stamp on the property and create the home of your dreams. Benefiting from LPG gas central heating, you can stay warm and cosy during the colder months. Whether you are looking for a peaceful countryside retreat or a project to transform into your ideal home, this detached bungalow offers a fantastic opportunity to create a tranquil haven in a beautiful setting.

#### Reception Room

11'8" x 20'2"

#### Living Room

14'11" x 10'3"

#### Kitchen

9'9" x 10'3"

#### Hallway

4'6" x 13'8"

#### Bathroom

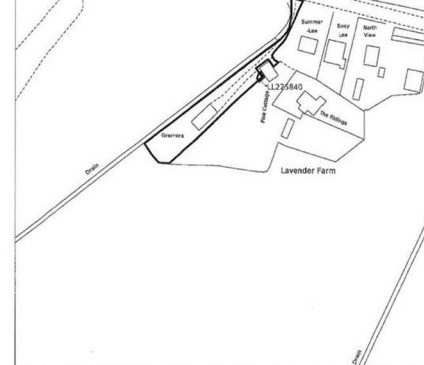
9'6" x 6'9"

#### Hallway

22'10" x 3'11"

#### Master Bedroom

11'8" x 10'2"



#### Bedroom Two

11'10" x 10'3"

#### EPC - Awaiting

#### Tenure - Freehold

#### IMPORTANT LEGAL INFORMATION

#### Material Information

Property construction: Standard form  
Community Green Space Charge: No  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains Water Supply  
Sewerage: Septic Tank  
Heating: LPG Gas  
Heating features:  
Broadband: up to 40Mbps  
Mobile coverage:

Parking: Allocated, Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: Unknown  
Restrictions - Tree Preservation Orders: No  
Public right of way: Access for Pink Cottage and Lavender Farm at access from Drove Road  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues:  
Accessibility and adaptations:  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: Awaiting

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

