

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, 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 energy costs per year (£)
A	£121-127
B	£128-134
C	£135-142
D	£143-150
E	£151-157
F	£158-164
G	£165-171

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.

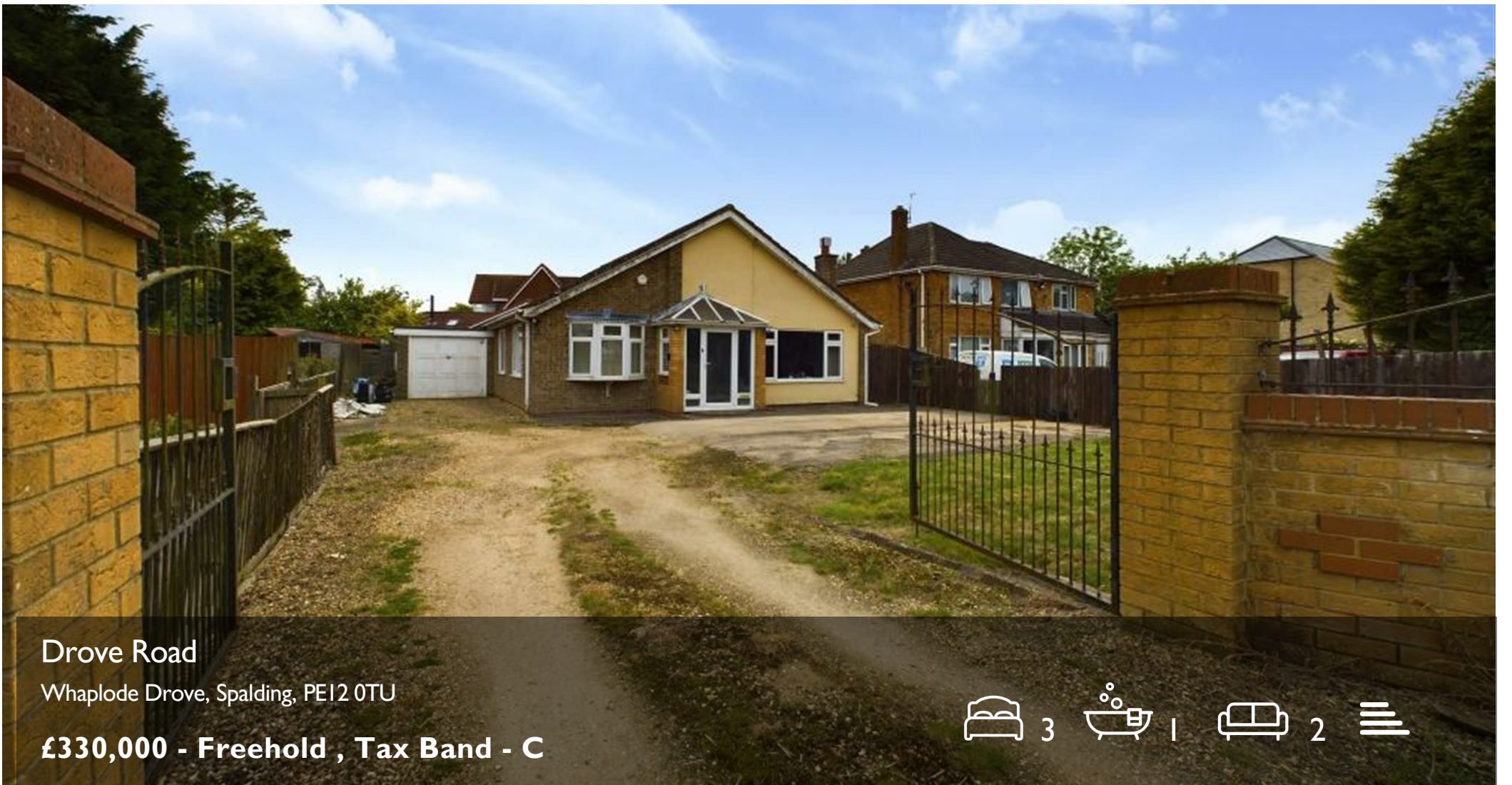
Viewing



Area Map



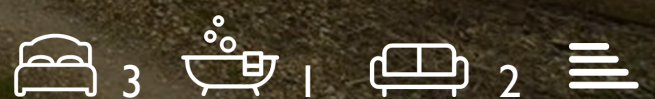
Floor Plan



Drove Road

Whaplode Drove, Spalding, PE12 0TU

£330,000 - Freehold , Tax Band - C



Drove Road

Whaplode Drove, Spalding, PE12 0TU

Nestled in the charming semi-rural location of Whaplode Drove, Spalding, this detached bungalow offers over 1500 sq ft of versatile accommodation, perfect for those seeking a peaceful retreat.

Upon entering, you are greeted by two inviting reception rooms, ideal for entertaining guests or simply unwinding after a long day. The property boasts three cosy bedrooms, ensuring ample space for the whole family. The family bathroom provides convenience and comfort, while the modern kitchen with a separate breakfast room is a delightful space to enjoy your morning cuppa. One of the highlights of this property is the lovely conservatory, where you can bask in the natural light and enjoy views of the enclosed rear garden. With LPG gas central heating, you can stay warm and cosy during the colder months. Outside, the property features a generous double gated driveway, providing easy access and ample parking for multiple vehicles. Additionally, there is a single garage for extra storage or parking space. Don't miss out on the opportunity to make this charming detached bungalow your new home. Book a viewing today and envision the tranquil lifestyle that awaits you in this lovely property.

Entrance Porch

5'8" x 6'2"

Entrance Hall

23'1" x 3'10"

Lounge

16'0" x 14'5"

Hallway

3'8" x 8'11"

Bathroom

4'6" x 11'5"

Breakfast Room

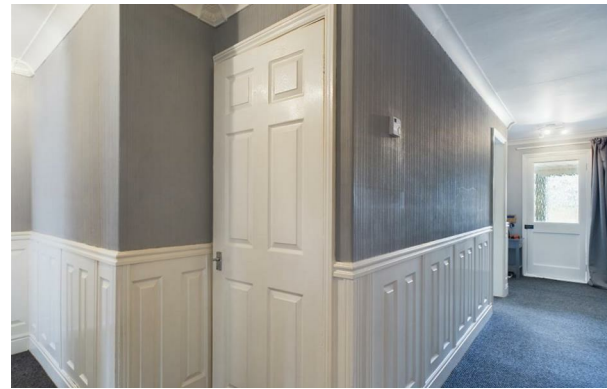
7'11" x 9'3"

Kitchen

10'7" x 9'4"

Conservatory

10'10" x 10'2"



Living Room

10'5" x 9'1"

Master Bedroom

13'7" x 9'8"

Bedroom Two

13'4" x 10'3"

Bedroom Three

8'0" x 10'2"

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 x 6
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: Unknown
Restrictions - Tree Preservation Orders: No
Public right of way: Unknown
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

