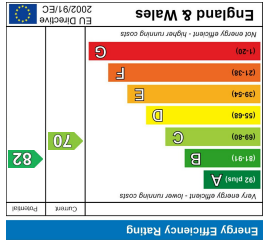


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



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



The Tilney

Whaplode, Spalding, PE12 6UW

Offers In Excess Of £300,000





## The Tilney

Whaplode, Spalding, PE12 6UW

City and County are proud to market, for the first time in almost three decades, this spacious and much improved family home in the popular Lincolnshire village of Whaplode. Within walking distance to the property, are local amenities such as a Co-Operative supermarket, two petrol stations and an Indian restaurant, as well as the local primary school. Semi rural village feel with easy access to Spalding, Kings Lynn, Boston and Peterborough via the A16, A17 and local bus services.

Beautifully presented living accommodation comprising, a light and spacious entrance hall, living room with feature fireplace, and a bay window to the front elevation. The kitchen/diner to the rear elevation offers a great open plan family living space, benefiting from tiled flooring, log burning stove, larder, and modern base and eye level units. Accessed off the kitchen is a utility room with access to the downstairs cloakroom, and partially converted garage, that is currently used as a home gym. The garden room to the south facing rear elevation has had a new insulated roof with Velux windows, letting in an abundance of natural light and offering a great space to enjoy all year round! To the first floor there are four good sized bedrooms, with a high spec modernised en-suite shower room to the master, all accessed via the spacious carpeted landing area. There is also a modern three piece family bathroom with shower over bath. Off the landing is a study area which could potentially be used as a small spare bedroom. This property also benefits from solid wood internal doors throughout, mains gas fired central heating, fully double glazed windows, and superfast fibre optic broadband. To fully appreciate the space on offer in this family home, we recommend viewing at your earliest convenience.



**Entrance Hall**  
14'9" x 7'1"

**Living Room**  
14'9" x 12'0"

**Kitchen/Diner**  
12'2" x 19'6"

**Sunroom**  
8'10" x 10'11"

**Gym**  
8'11" x 11'7"

**Utility Room**  
8'8" x 9'1"

**WC**  
4'11" x 4'8"

**Landing**  
11'9" x 7'9"

**Master Bedroom**  
14'9" x 11'7"

**Bedroom Two**  
12'4" x 11'6"

**En-Suite**  
5'7" x 7'9"

**Hallway**  
8'7" x 3'1"

**Bedroom Three**  
12'5" x 8'10"

**Bedroom Four**  
9'6" x 7'9"

**Bedroom Five/Office**  
8'8" x 5'6"

**Bathroom**  
5'8" x 8'9"

**EPC - C**  
70/82

**Tenure - Freehold**

