

Area Map





Energy Efficiency Graph



Pickaimen 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 contribute part of an offer on contract. We have propared three Sales Particulars as a guide only and should not be relied upon for 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 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 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 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 validity of any guarantee. All photographs, measurements floorplans relates on the given as a guide only and should not be relied upon for the validity of any guarantee. All photographs, measurements floorplans and distances releands and grant drave as a guide only and should not be relied upon for the validity of any guarantee. All photographs measurements floorplans and grantee details, service drange and grant and whet the property or the soft and the relievance of the relevance and the relievance of and the relievance of the related as a contract. After the photographs, measurements floorplans and grantee as a guide only and the relievance of and the relievance of and the relievance of a status of and the relievance as a guide only and the relievance as a guide only and the relievance of a status of and the relievance as a guide on the relievance of a status of a status of and the relievance of a status of a status of and the relievance as a guide on the relievance of a status of

Floor Plan

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this property or require further information.

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on 01733 212305 if you wish to arrange a viewing appointment for Please contact our City & County Estate Agents - Crowland Office

Dowsdale Bank Whaplode Drove, Spalding, PE12 0UA

Offers In Excess Of £510,000 - Freehold, Tax Band - D

Dowsdale Bank

Whaplode Drove, Spalding, PE12 0UA

City and County Crowland proudly presents this exceptional property located in the serene surroundings of Dowsdale Bank, Whaplode Drove, Spalding, This detached bungalow offers a unique opportunity with its two reception rooms, five bedrooms, and two bathrooms, making it an ideal family home.

Situated in a semi-rural location, Willowdale boasts picturesque Lincolnshire countryside views both at the front and rear of the property. Set on an impressive approximately half-acre plot, the landscaped gardens feature a stunning bespoke Koi pond, terraced decking, a summer house, and a fully fitted cabin with modern amenities – perfect for a home efficience and a public and a public additional interaction. office or creative space. Iight and power and internet connected. The property also includes a single garage with electric roller doors and three additional store rooms currently serving as a workshop, gym, and log store, presenting endless possibilities for conversion into an annex or separate dwelling (subject to planning permission).

Upon entering the bungalow, you are greeted by a spacious reception hallway leading to four double bedrooms and a cosy living room with a recently installed log burning stove. The open plan kitchen-dining-snug area is a highlight, featuring bespoke units, a matching island unit, and an adjoining utility room with a new Grant oil-fred central heating boiler. The master bedroom offers a luxurious en-suite shower room and an adjoining dressing area, providing a private retreat within the property. Outside, the extensive gravel driveway offers parking for up to six vehicles, in addition to the garage and outbuildings. Don't miss the chance to own this one-of-a-kind property that seamlessly blends modern amenities with the tranquility of countryside living. Full fibre intermet connectivity (66-73 mbps) to the principle dwelling , ideal for todays working from home scenario. Contact us today to arrange a viewing and experience the charm of Willowdale for yourself. Upon entering the bungalow, you are greeted by a spacious

Entrance Hall 29'5" × 4'10" Living Room

Snug ||'7" × ||'4"

Kitchen/Diner

Utlity Room 7'3" × 7'8"

Master Bedroom

20'8" × 12'1"

En-Suite To Master Bedroom 7'3" × 7'0"

Bedroom Two

9'8" × 11'10"

Bedroom Three 9'7" x | | ' | | "

Bedroom Four 9'4" × 11'10"

Bathroom 10'7" × 6'7"

Bedroom Five 9'7" × 10'1"

Garage 25'8" × 12'4"

Workshop 15'9" x 12'4"

















Storage Room Three/Gym

Storage Room One/Workshop 9'6" × 15'10"

Storage Room Two/Log Store 9'7" × 11'11"

Cabin 23'9" x 6'11"

EPC-C 75/81

Tenure - Freehold

IMPORTANT LEGAL INFORMATION Construction: Standard Accessibility / Adaptations: Lateral Living, Level Access, Wheelchair Accessible Wheelchair Accessible Building safety: No Known planning considerations: No Flooded in the last 5 years: No Sources of flooding: n/a Flood defences: No Coastal erosion: No On a coalfield: No Impacted by the effect of other mining Impacted by the effect of other mining activity: No Conservation area: No Lease restrictions: Not Known Listed building: No Permitted development: No Holiday home rental: No Restrictive covenant: No Business from property: No Property subletting: No Tree preservation order: No Other: Not Known Right of way public: No Right of way private: No Registered easements HMLR: No Shared driveway: Yes Loft access: No Drain access: Not Known



er: Not K Parking: Double Garage, Driveway Private, Garage Detached Solar Panels: Yes - Owned Outright Water: Mains Electricity: Mains Supply Sewerage: Cesspit Heating: Oil Internet connection: Fixed wireless Internet Speed: up to 73Mbps Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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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.