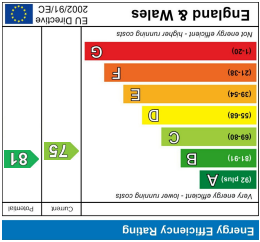


Viewing

## Viewing



## Energy Efficiency Graph



## Floor Plan



## Area Map





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 office or creative space. light 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-fired 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 internet 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.

- Entrance Hall  
29'5" x 4'10"
- Living Room  
13'7" x 17'1"
- Snug  
11'7" x 11'4"
- Kitchen/Diner  
22'1" x 12'2"
- Utility Room  
7'3" x 7'8"
- Master Bedroom  
20'8" x 12'1"
- En-Suite To Master Bedroom  
7'3" x 7'0"
- Bedroom Two  
9'8" x 11'10"
- Bedroom Three  
9'7" x 11'11"
- Bedroom Four  
9'4" x 11'10"
- Bathroom  
10'7" x 6'7"
- Bedroom Five  
9'7" x 10'1"
- Garage  
25'8" x 12'4"
- Workshop  
15'9" x 12'4"



- Storage Room Three/Gym  
11'10" x 12'4"
- Storage Room One/Workshop  
9'6" x 15'10"
- Storage Room Two/Log Store  
9'7" x 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  
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 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  
Other: Not Known  
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.

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.