



Abbotts Gardens, Whaplode Spalding PE12 6SZ

welcome to

Abbotts Gardens, Whaplode Spalding

VIEWING HIGHLY RECOMMENDED TO APPRECIATE THIS THREE BEDROOM DETACHED BUNGALOW WITH AMPLE OFF ROAD PARKING AND A SOUTH FACING GARDEN. CALL OUR SPALDING TEAM NOW TO ARRANGE YOUR VIEWING TODAY!



Entrance Hall

UPVC Double glazed window and door, carpet flooring, storage cupboard, ceiling light and radiator.

Lounge

11' 9" x 15' 7" (3.58m x 4.75m)

UPVC Double glazed window to the front aspect, ceiling light, sockets, radiator, electric fire and carpet flooring.

Kitchen

11' 9" x 9' 4" (3.58m x 2.84m)

UPVC Double glazed window to the rear aspect, tiled flooring. Stainless steel sink drainer. Base level units. Space & plumbing for washing machine & tumble dryer. Space for fridge freezer. Tiled splash back. Integrated hot point oven, electric hob with extractor. sockets & radiator.

Dining Room

8' 3" x 11' 4" (2.51m x 3.45m)

UPVC window to the side. Radiator. Double doors leading to conservatory. Storage cupboard & door leading to bedroom three. Ceiling light.

Bedroom One

11' 3" x 11' 6" (3.43m x 3.51m)

UPVC double glazed window to the front aspect. Radiator. Sockets. Light fitting. Carpet flooring.

Bedroom Two

9' 7" x 10' 9" (2.92m x 3.28m)

UPVC Double glazed window to the rear, sockets, Light fitting and carpet flooring.

Bathroom

6' 9" x 5' 3" (2.06m x 1.60m)

Toilet, sink vanity unit. Panelled bath with shower over and glass screen. Rainfall shower & handhold. UPVC obscured window to rear. Radiator.

Bedroom Three

15' 8" x 8' 5" (4.78m x 2.57m)

UPVC Double glazed window to the front aspect, sockets, ceiling light and carpet flooring.

Conservatory

11' 7" x 9' 3" (3.53m x 2.82m)

UPVC Double glazed window and doors, sockets and Carpet flooring,

Front Garden

Ample off road gravelled parking with side gate to access the rear of the property.

Rear Garden

Fully enclosed south facing rear garden. Laid to lawn. Large patio area.



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Abbotts Gardens, Whaplode Spalding

- THREE BEDROOM DETACHED BUNGALOW
- LOCATED IN A QUIET CUL-DE-SAC LOCATION
- SPACIOUS SOUTH FACING REAR GARDEN
- AMPLE OFF ROAD PARKING
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112821 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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