



10 WHEATFIELDS WHAPLODE, PE12 6FH

£350,000
FREEHOLD

Welcome to this charming detached bungalow nestled in the picturesque Wheatfields of Whaplode. This delightful property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms and two modern bathrooms, there's plenty of space for everyone to enjoy.

Built in 1999, this bungalow offers a generous 1,750 sq ft of living space, providing a comfortable and inviting atmosphere throughout. The property features a double garage and parking for up to 6 vehicles, ensuring convenience for you and your visitors.

One of the highlights of this home is its large plot, offering ample outdoor space for gardening enthusiasts or those who simply love to bask in the beauty of nature. The immaculate rear garden provides a peaceful retreat where you can unwind and enjoy the tranquility of the surroundings.

With open field views, you can wake up to the beauty of the countryside every day. The ensuite bathroom adds a touch of luxury to the master bedroom, providing a private sanctuary for relaxation.

Don't miss the opportunity to make this charming bungalow your new home. Book a viewing today and experience the warmth and comfort this property has to offer.

10 WHEATFIELDS

- Amazing plot with open field views to rear
- Quiet Cul-de-sac location
- Detached double garage
- Modern Kitchen
- Two Bathrooms
- Potential to add third bedroom
- Ample off road parking
- Dressing room to master
- CHAIN FREE



Hallway

Entrance hallway, a welcoming first to this bungalow. This large space feels open and light, with ample storage thanks to the built in wardrobes to side for coats and boots.

Lounge

Situated to the front of the property, featuring a fireplace, and double glazed bay window to front. This room is of a good size and feels homely. This could be changed to also become a large third bedroom if required.

Dining Room

The dining room is to the rear of the property, this space has sliding doors leading onto the extensive rear garden, while providing an excellent space to entertain guests. It is large enough that it could be a lounge diner, freeing up the lounge to become the third bedroom.

Kitchen

A modern kitchen with tiled flooring, window overlooking rear garden, sink, eye level oven and microwave, 5 burner gas hob, ample storage and built in washing machine.

Utility

Utility room, with tiled flooring, plumbing for washing machine, dryer and sink.

Bedroom 1

The master bedroom, with UPVC double glazed

window to front, carpet flooring and TV/electrical points.

Dressing Room

Dressing room servicing the master bedroom 1, with high quality built in wardrobes.

En-suite Shower Room

Ensuite shower room, servicing the master bedroom. With sink, toilet and walk in shower.

Bedroom 2

Located to the rear of the property, this double bedroom featuring electrical points, tv socket and UPVC double glazed window overlooking the rear garden.

Bathroom

Three piece bathroom suite, with tiled flooring, bath, sink and toilet basin.

Double Garage

Extensive double garage with electric opening doors, side door and equipped with electric.

10 WHEATFIELDS





SEDGE
Landscape Experts

10 WHEATFIELDS

ADDITIONAL INFORMATION

Local Authority – South holland

Council Tax – Band D

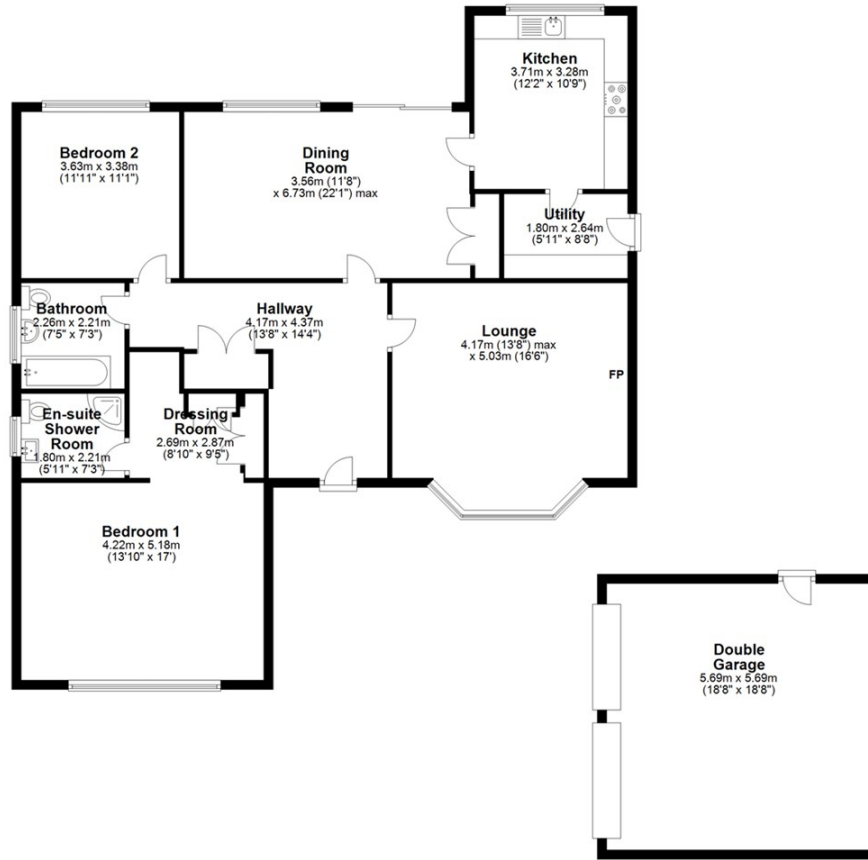
Viewings – By Appointment Only

Floor Area – 1750.00 sq ft

Tenure – Freehold



Ground Floor
Approx. 162.6 sq. metres (1750.7 sq. feet)



Total area: approx. 162.6 sq. metres (1750.7 sq. feet)
10 wheatfield



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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