



## 13 WHEATFIELDS

WHAPLODE, PE12 6FH

**£310,000**  
**FREEHOLD**

Welcome to this charming detached bungalow nestled in the picturesque Wheatfields of Whaplode. This delightful property boasts a spacious 1,327 sq ft of living space, perfect for a family looking for comfort and tranquility.

Upon entering, you are greeted by a large hallway leading on to an spacious lounge, ideal for relaxing evenings with loved ones. With three inviting bedrooms, there is ample space for everyone to unwind and rest peacefully. The two bathrooms, including an en-suite, offer convenience and luxury for the whole household.

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- CHAIN FREE • LARGE PLOT • QUIET LOCATION • THREE BEDROOMS • OPEN FIELD VIEWS • SPACIOUS • EN-SUITE BATHROOM • GARAGE • WELL ESTABLISHED, FULLY ENCLOSED REAR GARDEN • CALL TODAY



## SUMMARY

Welcome to this charming detached bungalow nestled in the picturesque Wheatfields of Whaplode. This delightful property boasts a spacious 1,327 sq ft of living space, perfect for a family looking for comfort and tranquillity.

Upon entering, you are greeted by a large hallway leading on to an spacious lounge, ideal for relaxing evenings with loved ones. With three inviting bedrooms, there is ample space for everyone to unwind and rest peacefully. The two bathrooms, including an en-suite, offer convenience and luxury for the whole household.

Built in 2000, this bungalow exudes modernity while maintaining a homely feel. The open field views provide a serene backdrop, creating a peaceful atmosphere that is truly unmatched.

Parking will never be an issue with space for three vehicles, along with a garage for added convenience. The property being chain free offers a hassle-free buying experience, allowing you to move in and make it your own without delay.

With ample off-road parking, you can easily accommodate guests and enjoy the freedom of having space for all your vehicles. Whether you're looking to relax in the tranquillity of the countryside or

entertain friends and family, this property offers the perfect blend of comfort and convenience.

Don't miss out on the opportunity to make this charming bungalow your new home sweet home in the heart of Wheatfields, Whaplode.

### Hallway

Door to:

### Lounge

Window to side, sliding door, door to:

### Kitchen/Diner

Window to rear, window to front, door to:

### Utility

Window to rear, door to:

### Bedroom 1

Bay window to side, door to:

### Bedroom 2

Sliding door, door to:

### Bedroom 3

Window to side, door.

### En-suite Bathroom

Window to front, door to:

### Bathroom

Window to front, door to:

### Garage

Window to side, Up and over door.

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### ADDITIONAL INFORMATION

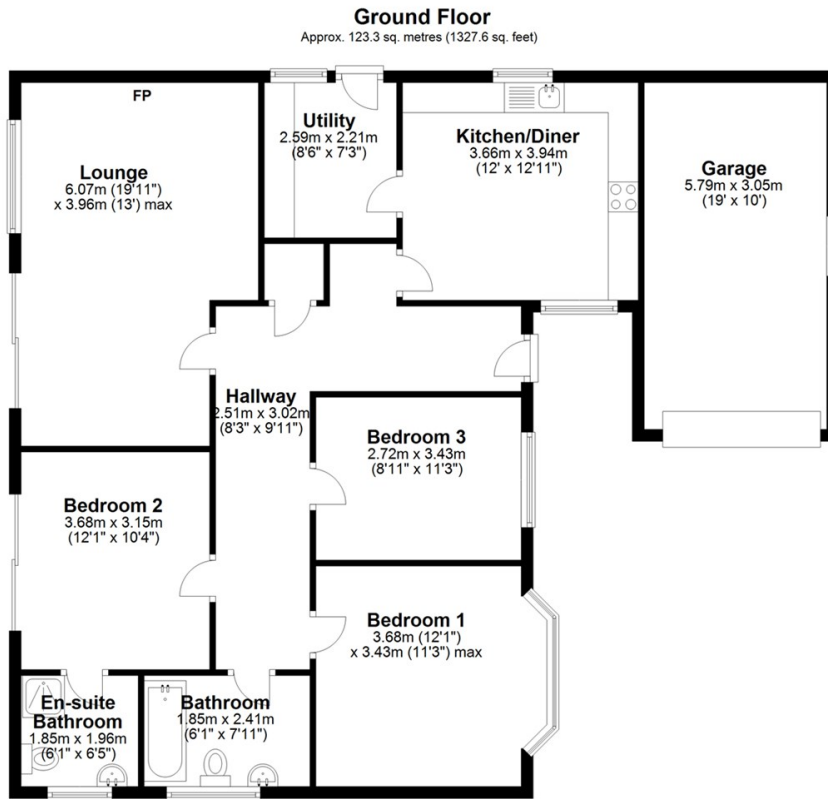
**Local Authority** – South Holland

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1327.00 sq ft

**Tenure** – Freehold



Total area: approx. 123.3 sq. metres (1327.6 sq. feet)  
**13 wheatfields**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>84</b>
	<b>72</b>	
EU Directive 2002/91/EC		
England & Wales		

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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