



18 Mill Lane, Whaplode, PE12 6TP

£179,995

Ark Property Centre are pleased to market for sale, this two bedroom link detached bungalow comprising of entrance hallway, living room, kitchen, two bedrooms and shower room. The property benefits from an enclosed rear garden, off road parking and single garage. Benefitting from no onward chain the property is situated in the village of Whaplode, close to local shop and bus route.

Entrance Hallway 9'2" x 14'10" (2.81m x 4.54m)

Hallway leading to all rooms.

Living Room 13'5" x 11'11" (4.10m x 3.64m)



Window to front aspect. Radiator. Carpeted.

Kitchen 9'1" x 12'0" (2.78m x 3.66m)



Upvc window to side and rear aspect. Door to rear. Base and wall units with work surface over. Integrated oven, hob and extractor over. Sink with drainer. Radiator. Wall mounted boiler.

Lean to 7'0" x 7'4" (2.14m x 2.26m)



Bedroom One 12'4" x 11'8" (3.77m x 3.58m)



Window to front. Carpeted. Radiator.

Bedroom Two 10'7" x 10'5" (3.25m x 3.19m)



Window to rear. Carpeted. Radiator.

Shower Room 5'4" x 6'8" (1.64m x 2.04m)



Toilet. Shower cubicle. Wash hand basin

Front Garden



Lawned front garden with driveway providing off road parking.

Rear Garden



Enclosed rear garden mainly laid to lawn.

Property Postcode

For location purposes the postcode of this property is: PE12 6TP

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: B

This property is for sale subject to obtaining to a grant of probate.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Area Map



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Energy Efficiency Graph

