



Plot 6 Sycamore Close, Whaplode, PE12 6TB

£395,000

Boasting picturesque views of the church, a spacious rear garden, and a brand-new construction, this bungalow ticks all the boxes. Situated in an exclusive development in Whaplode of just eight bungalows, every detail has been thoughtfully considered. Can you envision yourself living here? Don't hesitate, book a viewing today!

Entrance Hall



Upvc door with glazed side panel to front aspect. Airing cupboard. Vinyl flooring. Underfloor heating.

Kitchen Diner 20'2" x 12'9" (6.17 x 3.9)



Upvc window to rear and French doors to rear leading onto a patio area. Matching wall and base units with worktop over, composite sink drainer with mixer tap, integrated dishwasher, integrated fridge freezer, electric hob with extractor over and eye level double oven.

Utility room 8'6" x 6'2" (2.6 x 1.9)



Upvc window to rear and Upvc door to side, matching base units and worktop as seen in the kitchen and plumbing for washing machine.

Lounge 14'11" x 12'5" (4.55 x 3.8)



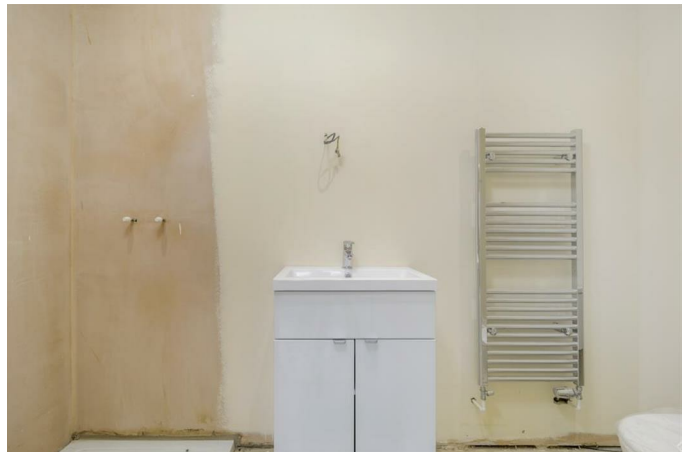
Upvc window to rear overlooking the large rear garden, French doors opening to side.

Bedroom One 12'11" x 12'9" (3.95 x 3.9)



Upvc window to front with door leading to En-Suite.

En-Suite



Double shower cubicle, toilet, wash hand basin with vanity unit, extractor fan and heated towel rail.

Bedroom Two 11'3" x 9'10" (3.45 x 3.0)



Upvc window to front.

Bedroom Three 9'10" x 8'10" (3.0 x 2.7)



Upvc window to side.

Bathroom 10'9" x 7'2" (3.3 x 2.19)



Upvc window to side, four piece bathroom suite. Frosted Upvc window to side, separate shower cubicle, bath with mixer tap, toilet, wash hand basin with vanity unit and heated towel rail.

Garage 17'4" x 12'9" (5.3 x 3.9)

Electric roller single garage door, power and lighting.

Front Garden



Large driveway for 4 cars comfortably, lawn area and side gate.

Rear Garden



Patio area, lawn area and fully enclosed .

Property Postcode

For location purposes the postcode of this property is: PE12 6TB - Postcode might not show up but the property is located down Church gate and near the telephone box

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.

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

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.

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.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Verified Material Information

Tenure: FREEHOLD
Council tax band: D
Annual charge: TBC
Property construction: BRICK BUILT
Electricity supply: TBC
Solar Panels: NO
Other electricity sources: NO
Water supply: ANGLIAN WATER
Sewerage: MAINS
Heating: GAS
Heating features: UNDERFLOOR HEATING THROUGHOUT PLUS HEATED TOWEL RAILS
Broadband: As stated by Ofcom,
Mobile coverage: As stated by Ofcom,

Parking: Driveway and Single Garge
Building safety issues: NO
Restrictions: NO
Public right of way: NO
Flood risk:
Coastal erosion risk: NO
Japanese Knotweed: NO
Planning permission: NO
Accessibility and adaptations: NO
Coalfield or mining area: NO
Energy Performance rating: PREDICTED B

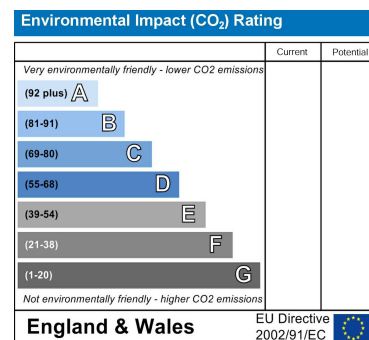
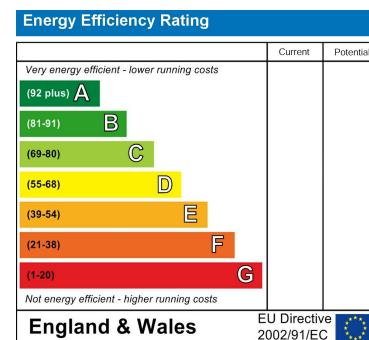
Floor Plan



Area Map



Energy Efficiency Graph



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