



## **30 Mill Lane, Whaplode, PE12 6TP**

**£243,000**

Looking for a move in ready bungalow in a peaceful location? Look no further! Nestled in the popular village of Whaplode, this lovely 2 bedroom bungalow requires no work at all. It features a spacious layout, modern fittings, and great space in the rear garden, making it the perfect blank canvas for you to personalise. Don't believe us? Check out the photos and see for yourself. Contact us today to arrange a viewing!

### Entrance Hall

Upvc entrance door to front aspect. Carpeted. Radiator. Telephone point. Loft access.

### Lounge 12'10 x 11'6 (3.91m x 3.51m)



Two Upvc windows to front and side aspect. Radiator. Carpeted.

### Kitchen Breakfast Room 12'9 x 11'6 (3.89m x 3.51m )



Upvc window to rear, Upvc door to side. Matching wall and base units, sink drainer with mixer tap, space for fridge freezer, plumbing for dishwasher, electric oven and hob with extractor over, partially tiled, vinyl floor and radiator

### Utility Room 21'10 x 7'4 (6.65m x 2.24m )



Upvc window to rear aspect. French doors to side aspect. Space and plumbing for washing machine. Base units with worksurface over. Stainless steel sink with drainer. Storage cupboard.

### Cloakroom



Upvc window to rear aspect. Wash hand basin . Toilet. Radiator.



**Bedroom One 12'10 x 11'10 (3.91m x 3.61m )**



Upvc window to front aspect. Carpeted Radiator.

**Bedroom Two 11'7 x 8'7 (3.53m x 2.62m )**



Upvc window to rear aspect. Carpeted. Radiator.

**Shower Room 6'10 x 5'3 (2.08m x 1.60m)**



Upvc window to rear aspect. Shower cubicle. Wash hand basin. Toilet. Built in units with surround. Extractor fan. Vinyl flooring.

**Front Garden**

Concrete driveway to the front providing off road parking. Gravel area with path to the front door.

**Rear Garden**



Enclosed rear garden, with patio area ideal for seating and entertaining. Lawn area.

**Property Postcode**

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

**Verified Material Information**

Tenure: Freehold  
Council tax band: B  
Annual charge: No  
Property construction: Brick  
Electricity supply: e-on  
Solar Panels: No  
Other electricity sources: No  
Water supply: Anglian Water  
Sewerage: Mains Drainage  
Heating: Gas Central Heating  
Heating features: No  
Broadband: As stated by Ofcom, Standard, Superfast, Ultrafast.  
Mobile coverage: As stated by Ofcom, Indoor - EE, Three and Vodafone are Limited over Voice and Data. O2 is Likely over Voice, but Limited over Data.  
Mobile coverage: As stated by Ofcom, Indoor - EE, Three, O2 and Vodafone are all Likely over Voice and Data.

Parking: Driveway  
Building safety issues: None  
Restrictions: None  
Public right of way: No  
Flood risk: Very low risk of surface water flooding. Low risk of flooding from rivers and the sea.  
Coastal erosion risk: No  
Japanese Knotweed: No  
Planning permission: Please refer to SHDC planning portal for any relevant planning permission in the area.

Accessibility and adaptations: No  
Coalfield or mining area: No  
Energy Performance rating: D

### **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.

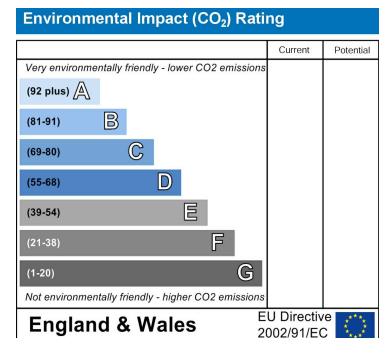
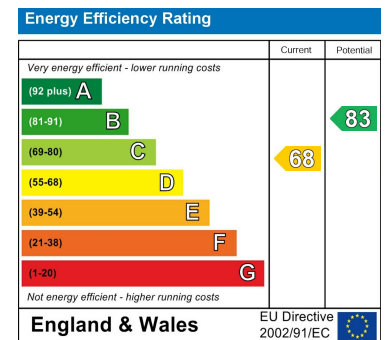
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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