

Lonta, 7 Stockwell Gate West, Whaplode, PE12 6WG

£310,000

Nestled in a peaceful semi-rural location, this delightful detached bungalow offers a perfect blend of tranquility and convenience. Boasting generous front and rear gardens, this property provides ample space for outdoor relaxation and entertaining.

Inside, the bungalow features three spacious reception rooms, ideal for family gatherings and versatile living. The modern kitchen is complemented by two well-appointed shower rooms, ensuring comfort and functionality.

Entrance



Hallway



PVCu double glazed entrance door, coving to skimmed ceiling with recessed ceiling spotlights, radiator, laminate flooring, two built in storage cupboards.

Lounge 14'0" x 13'8" (4.28m x 4.19m)



PVCu double glazed window to front, coving to skimmed ceiling, radiator, laminate flooring, wall mounted electric fire. Double doors opening to kitchen.

Kitchen Diner 13'4" x 11'1" (4.07m x 3.40m)



PVCu double glazed window and door to rear, coving to skimmed ceiling with recessed ceiling spotlights, radiator, laminate flooring. Fitted with a matching range of base and eye level units with roll edge work surfaces, four ring electric hob with integrated oven and grill under, stainless steel extractor hood, 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap over, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer. Floor mounted oil central heating boiler.

Conservatory



Brick and PVCu double glazed construction with polycarbonate roof, tiled flooring.

Bedroom One 11'10" x 11'10" (3.62m x 3.61m)



PVCu double glazed window to front, coving to skimmed ceiling, radiator, built in full height wardrobes with shelving and hanging space.

Bedroom Two 10'0" x 8'5" (3.05m x 2.58m)



PVCu double glazed window to rear, coving to skimmed ceiling, radiator, laminate flooring.

Bedroom Three 13'1" x 8'1" (4.01m x 2.47m)



PVCu double glazed window to rear, coving to skimmed ceiling, radiator, laminate flooring, built in wardrobe with shelving and hanging rails.

Shower Room



PVCu double glazed window to rear, skimmed ceiling with recessed ceiling spotlights, extractor fan, wall and floor tiling, wall mounted heated towel radiator. Fitted with a three piece suite comprising quadrant shower cubicle with glass door and aquaboard walls, wall mounted vanity unit with wash hand basin and chrome mixer tap, close coupled toilet with push button flush.

Shower Room



PVCu double glazed window to side, skimmed ceiling with recessed ceiling spotlights and extractor fan, tiled flooring, wall mounted heated towel radiator. Fitted with a three piece suite comprising shower enclosure with aqua board walls and electric shower, concealed cistern toilet with push button flush and wash hand basin with chrome mixer tap over set in vanity units with built in storage.

Outside



To The Front



There is a generous gravel driveway providing off road parking for up to five vehicles and leading to reduced size single garage. There is a lawn area with hedge borders and side gated access to the rear garden.



Rear garden



The generous South facing rear garden is mainly laid to lawn with patio seating area and well stocked

borders. There is outside lighting and cold water tap, timber storage shed and arbour.



Additional Information

PLEASE NOTE:

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

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.

Disclaimer

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their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

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.

Property Postcode

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

Verified Material Information

Tenure: Freehold
 Council tax band: B
 Property construction: Brick, standard.
 Electricity supply: Mains
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains
 Sewerage: Mains
 Heating: Oil fired central heating
 Broadband: As stated by Ofcom,
 Broadband type Highest available download speed
 Highest available upload speed Availability
 Standard 4 Mbps 0.5 Mbps Good
 Superfast 45 Mbps 8 Mbps

Mobile coverage: As stated by Ofcom,
 Indoor
 Provider Voice Data
 EE Limited Limited
 Three Limited Limited
 O2 Likely Limited
 Vodafone Limited Limited
 Outdoor
 Provider Voice Data
 EE Likely Likely
 Three Likely Likely
 O2 Likely Likely
 Vodafone Likely Likely

Parking: Driveway and Single garage

Building safety issues: None
Restrictions: None
Public right of way: None
Flood risk: Zone 3 - Environment Agency
Coastal erosion risk: None
Japanese Knotweed: No
Planning permission: No
Accessibility and adaptations: None
Coalfield or mining area: No
Energy Performance rating: D

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.

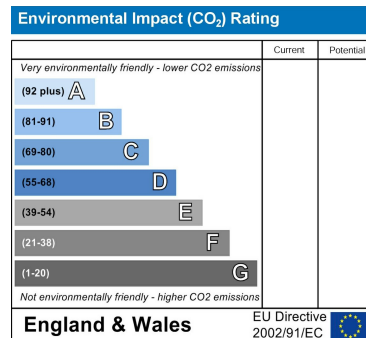
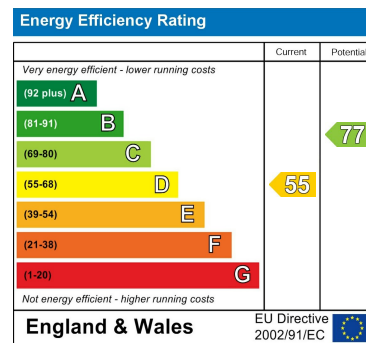
Floor Plan



Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

