



156 High Road, Whaplode, PE12 6TJ

£260,000

- Great size plot
- Two Conservatories
- Three Good size bedrooms
- Two Bathrooms
- Ample off road parking
- Close to bus stop
- Sold with no chain
- Near local amenities
- Neutral decor throughout
- Priced to sell

Situated in the heart of Whaplode, with local amenities nearby and a bus stop just steps away, this bungalow is perfect for those looking to downsize—but not too much. Offering a versatile yet practical layout, it features 3 generously sized bedrooms, 2 bathrooms, and 2 conservatories. The standout feature, however, might just be the spacious plot.

Now available with no forward chain, this property is ready for its next owner.

Entrance Porch

Entrance door to front aspect. Upvc window to front and side aspect. Tiled flooring. Wall lighting.

Entrance Hallway 19'6" x 4'10" (5.95 x 1.48)



Door to front with glazed side panel. Carpeted. Radiator. Dado rail. Loft access with pull down ladder.

Lounge 16'0" x 11'8" (4.90 x 3.57)



Upvc bay window to front aspect. Carpeted. Radiator. Gas fireplace with surround. Wall lighting. Television point.

Kitchen Breakfast Room 9'1" x 11'3" (2.77 x 3.44)



Upvc window to rear aspect. Base and wall units with work surface over. Stainless steel sink with drainer and mixer tap over. Space and connection for freestanding cooker. Tiled flooring. Tiled splashback wall. Radiator. Television point.

Utility Room 5'7" x 8'8" (1.72 x 2.66)



Part glazed door to rear aspect. Upvc window to rear aspect. Tiled flooring. Tiled walls. Radiator. Space and plumbing for washing machine.

Cloakroom



Toilet. Wash hand basin. Tiled walls.

Pantry

Conservatory 6'3" x 27'7" (1.92 x 8.41)



Upvc construction with Upvc windows and Patio doors to the rear aspect. Wood effect laminate flooring.

Bathroom



Upvc window to rear aspect. Panelled bath with tap over. Toilet. Wash hand basin. Shower cubicle with shower over. Extractor fan. Radiator. Shaver point. Tiled walls.

Bedroom One 11'0" x 9'8" (3.37 x 2.97)



Upvc window to side aspect. Internal french doors opening to the en-suite. Radiator.

En-Suite 5'10" x 9'7" (1.78 x 2.94)



Upvc window to rear aspect. Panelled bath with shower over. Wash hand basin. Toilet. Carpeted. Tiled walls. Radiator.

Bedroom Two 11'7" x 11'6" (3.55 x 3.53)



Upvc window to front aspect. Carpeted. Radiator.

Bedroom Three / Dining Room 8'1" x 11'6" (2.48 x 3.53)



Upvc French doors opening into conservatory. Carpeted. Radiator.

Conservatory 11'3" x 10'6" (3.44 x 3.22)

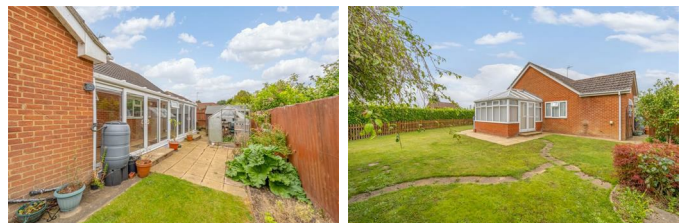


Upvc and brick built constructed conservatory. French doors to rear aspect.

Garage 16'1" x 9'4" (4.91 x 2.85)

Up and over door to the front aspect.

Outside



The front of the property is bordered by a mature laurel hedge and features a gravel driveway offering off-road parking for 3-4 vehicles, with

access to an integral single garage. Gated access is available on both sides of the property, with the right hand side leading to a side garden. The side garden is enclosed by a combination of laurel hedging, picket, and panel fencing, and is primarily laid to lawn with an additional gate providing access to the rear garden. The rear garden is enclosed by panel fencing and consists of a lawned area and a patio.

Property Postcode

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: No charge

Property construction: Brick

Electricity supply:

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 and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE, Three and Vodafone is Limited over Voice and Data. O2 is Likely over Voice but Limited over Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Rivers and the Sea - Low. Surface Water - Very Low.

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: Please refer to SHDC planning portal for any relevant planning applications in the area.

Accessibility and adaptations: No

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.

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.

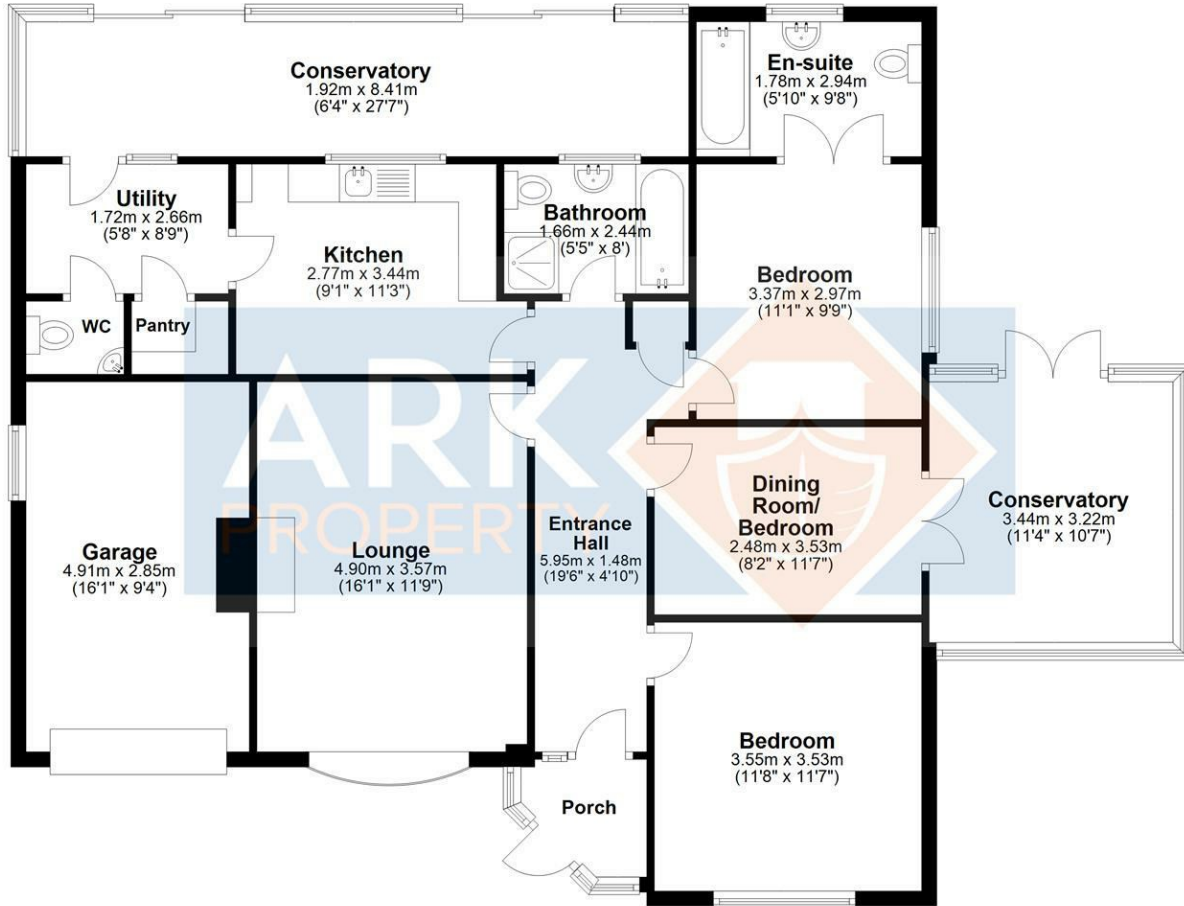
Disclaimer

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.

Floor Plan

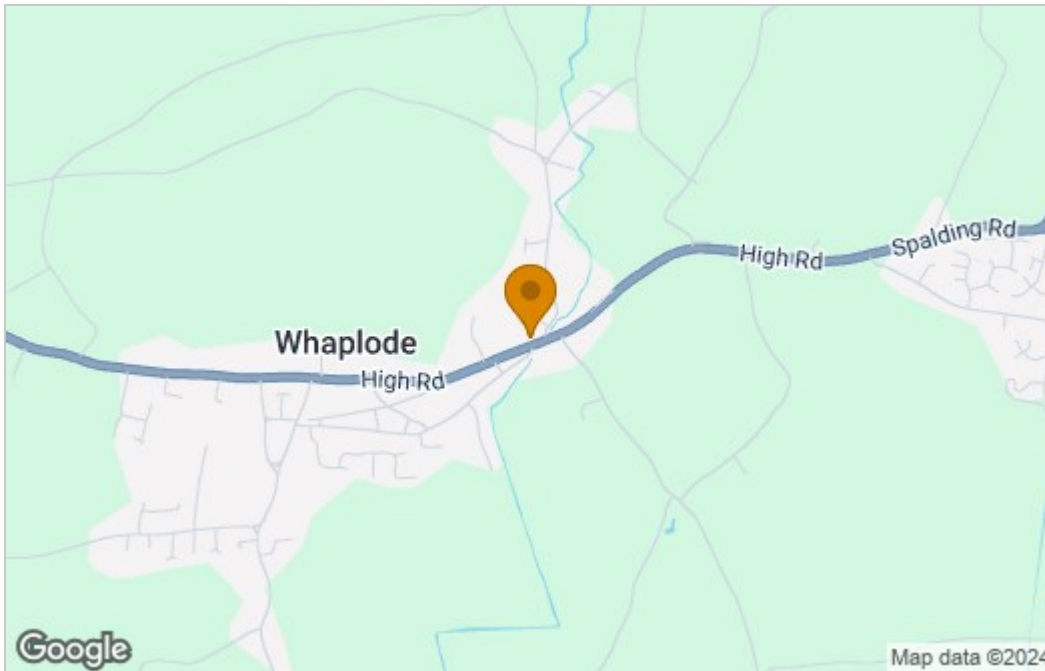
Ground Floor

Approx. 134.5 sq. metres (1447.7 sq. feet)

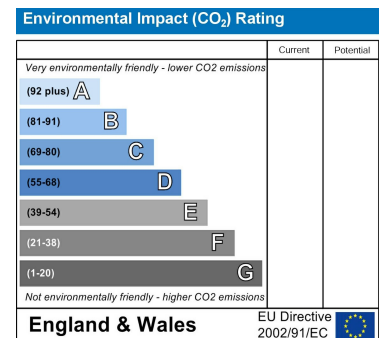
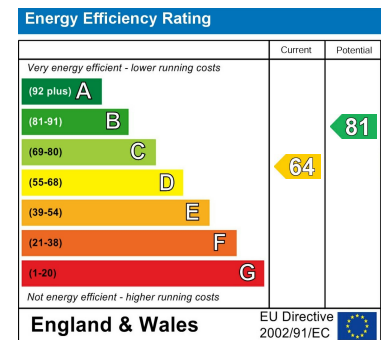


Total area: approx. 134.5 sq. metres (1447.7 sq. feet)

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.

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

