



5 The Tilney, Whaplode, PE12 6UW

£315,000

This stunning three-bedroom detached home in Whaplode has been fully refurbished and boasts a modern, open-plan layout, thanks to a recent rear extension. The bright and spacious living area is perfect for family life and entertaining. The property features a ground floor shower room and a stylish upstairs bathroom. Finished to a high standard throughout, this move-in ready home offers contemporary living in a desirable village location. A must-see for those seeking space, comfort, and modern convenience.

Entrance Hall 14'11" x 6'7" (4.56m x 2.03m)



Composite glazed entrance door to front, skimmed ceiling with recessed LED ceiling spotlights, radiator, tiled flooring. Stairs to first floor landing.



Lounge 11'8" x 14'7" (3.57m x 4.45m)



PVCu double glazed bay window to front, skimmed ceiling with recessed ceiling LED spotlights, radiator.



Kitchen 18'11" x 11'11" (5.77m x 3.64m)



Skimmed ceiling with recessed LED ceiling spotlights, tiled flooring, radiator. Fitted with a matching range of base, eye level and full height units with central island and breakfast seating area, plinth lighting, quartz worktops with metro tile splashback. Integrated Neff coffee machine and microwave, double oven and warming drawer, plumbed in American style fridge freezer, integrated drinks cooler, integrated Neff dishwasher, Meile gas hob with Neff extractor hood over, inset stainless steel sink with Quooker hot, cold and boiling water tap. Opening to dining room.



Utility Room 8'8" x 8'2" (2.65m x 2.51m)

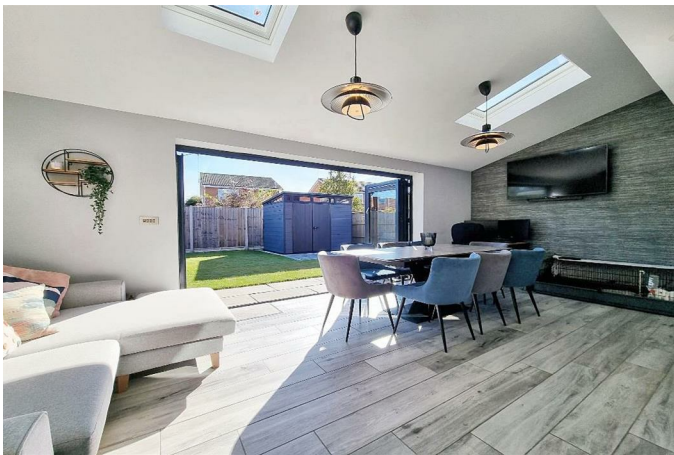


Dining Room 9'6" x 20'5" (2.90m x 6.23m)



PVCu double glazed window to rear and door to side, skimmed ceiling with recessed ceiling spotlights, tiled flooring, radiator. Fitted with a matching range of base and eye level units with quartz worktops and metro tiled splashbacks, plinth heater, integrated Neff washing machine and integrated Hoover tumble dryer, integrated Neff fridge freezer. Door to shower room.

Skimmed vaulted ceiling with Keylite remote controlled roof windows, tiled flooring, radiator.



Shower Room 8'2" x 8'0" (2.51m x 2.44m)



PVCu double glazed window to side, skimmed ceiling with recessed LED ceiling spotlights, tiled floor and wall tiling, wall mounted heated towel rail, illuminated bluetooth mirror, shaver point. Tiled shower enclosure with mains ceiling mounted shower spout and hand held attachment, glass door and Mira digital shower mixer, wall mounted toilet with concealed cistern and push button flush and wall mounted vanity unit with built in storage and ceramic sink with chrome mixer tap over.



Landing 11'4" x 10'7" (3.46m x 3.23m)



PVCu double glazed window to side, skimmed ceiling with loft access and pull down ladder, power and light connected, loft boarded for storage, radiator, glass balustrade with oak hand rail, built in airing cupboard with radiator.



Bedroom One 10'11" x 12'11" (3.35m x 3.94m)

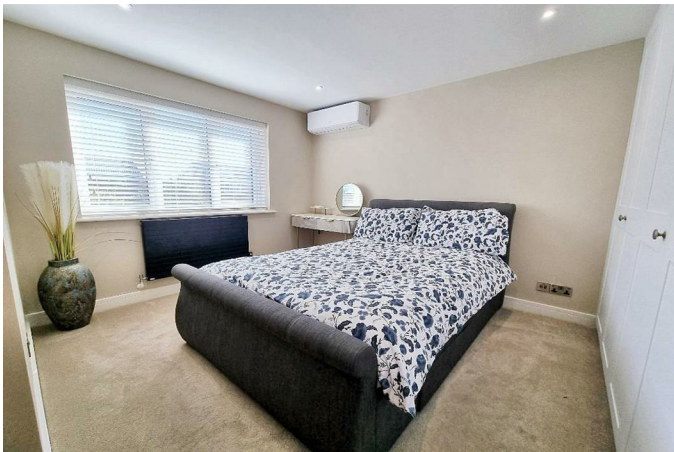


PVCu double glazed window to front, skimmed

ceiling with recessed ceiling LED spotlighting, radiator, wall mounted air conditioning unit and freestanding full height wardrobe with sliding doors.



Bedroom Two 11'7" x 9'11" (3.54m x 3.04m)



PVCu double glazed window to rear, skimmed ceiling with recessed ceiling LED spotlighting, radiator, wall mounted air conditioning unit, built in five door full height wardrobes, wall mounted TV point.

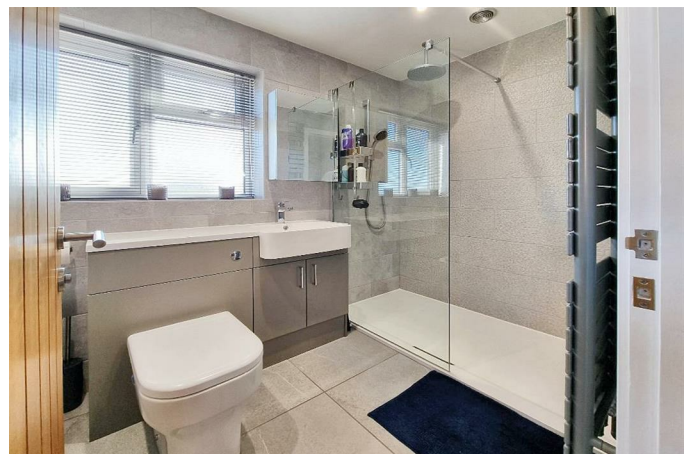
Bedroom Three 9'4" x 7'4" (2.87m x 2.26m)



PVCu double glazed window to front, skimmed ceiling with recessed ceiling LED spotlighting, radiator.



Bathroom 9'4" x 5'8" (2.86m x 1.73m)



PVCu double glazed window to rear, skimmed ceiling with recessed ceiling LED spotlighting and extractor fan, tiled flooring, wall tilint, wall mounted heated towel rail, mirrored vanity cabinet. Fitted with a four

piece suite comprising double ended bath with remote operated bath spout, oversize walk in shower enclosure with glass screen and mains ceiling mounted shower head and hand held attachment, concealed cistern toilet with push button flush and moulded sink and countertop with chrome mixer tap over.

To The Front



There is a block paved driveway to the front of the property leading to single garage with electric up and over door. Side gated access leads to the rear garden.



Rear Garden



The rear garden is laid to lawn with sandstone patio seating area and enclosed by timber fencing. There is a concrete shed base, outside power sockets, lighting and cold water tap.

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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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 6UW.

Verified Material Information

Tenure: Freehold
Council tax band: C
Property construction: Brick and Block
Electricity supply: Mains - British Gas
Solar Panels: One PV panel to the roof
Other electricity sources: No
Water supply: Mains - Anglian Water
Sewerage: Mains
Heating: Mains gas central heating
Broadband: As stated by Ofcom,
Broadband type Highest available download speed
Highest available upload speed Availability
Standard 9 Mbps 0.9 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 10000 Mbps 10000 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 - Parking for up to three cars.
Building safety issues: None
Restrictions: No
Public right of way: No
Flood risk: Zone Two - Environment Agency
Coastal erosion risk: None
Japanese Knotweed: None
Planning permission: No
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.

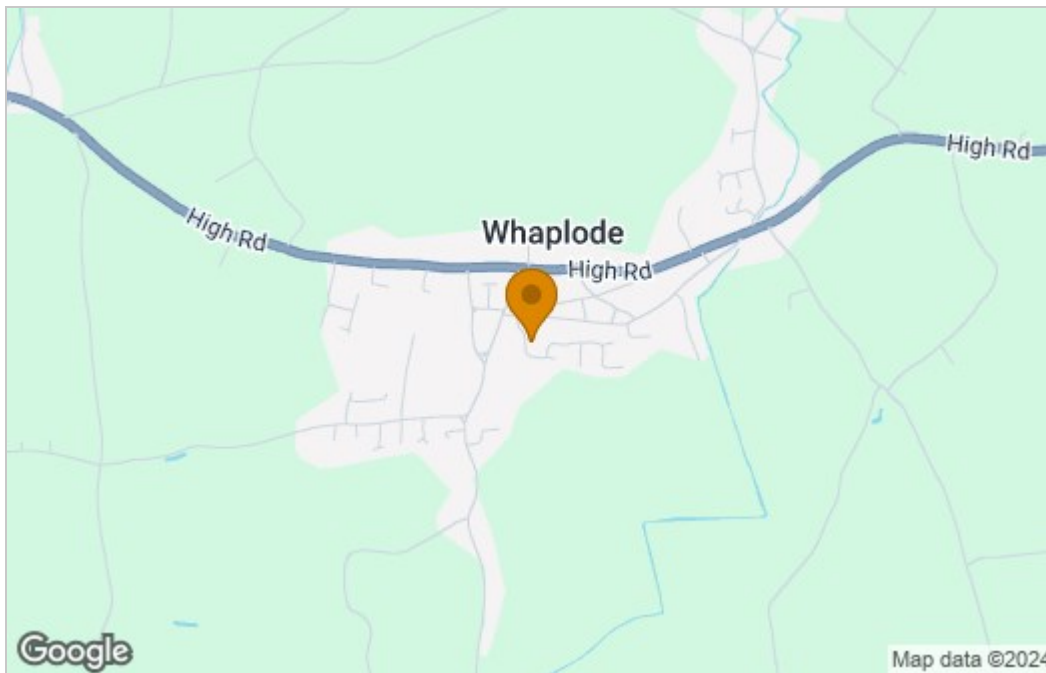




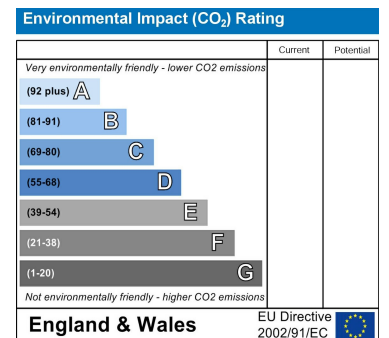
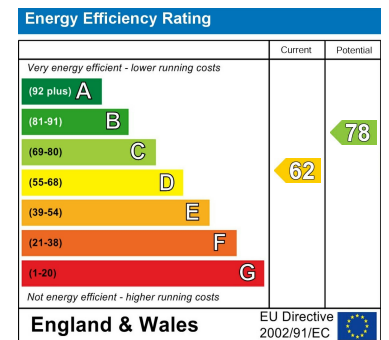
Floor Plan



Area Map



Energy Efficiency Graph



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