



## Plot 9 The Sandpiper Cobgate, Spalding, PE12 6UL

**£339,950**



- Detached New Build Bungalow
- French Doors to Rear Garden
- Three Bedrooms
- Single Garage & Block Paved Drive
- Cul-De-Sac Location
- Principal Bedroom with En-Suite
- Kitchen & Utility Room
- Four Piece Family Bathroom
- Front & Rear Gardens
- Semi-Rural Village



**PLOT 9 - THE SANDPIPER \* NEW BUILD DEVELOPMENT IN THE SEMI-RURAL VILLAGE OF WHAPLODE \***

Welcome to Mill View, a prestigious development of executive bungalows nestled within an exclusive cul-de-sac location. Renowned for building exceptional properties locally, the developer Emerald Homes delivers quality to the highest standard with the assurance of a 10-year LABC New Home Warranty, offering great peace of mind.

Beautifully designed and spacious EXECUTIVE BUNGALOW offering excellent accommodation, including a good sized lounge. The kitchen boasts a range of internal appliances and Quartz stone worktops and has a separate utility room. Three bedrooms, including master bedroom with en-suite. The family bathroom and en-suite both benefit from stylish fixtures and fittings.

The enclosed rear garden has patio seating area, an INTEGRAL SINGLE GARAGE and a private driveway for additional off-road parking.

**Entrance Hall**



UPVC entrance door to front. Skimmed ceiling. Two storage cupboards. Thermostat control. Power points.

**Lounge 14'9" x 11'8" (4.50m x 3.56m)**



UPVC window to side. Patio door to rear. Skimmed ceiling, TV point & power points. Radiator.

**Lounge Focus**



**Lounge Focus**



## Lounge



## Kitchen



## Kitchen 10'11" x 10'2" (3.35m x 3.12m)



UPVC window to rear. Choice of contemporary units in a wide range of colours and styles. Quartz Stone worktops. Stainless steel bowl sink with chrome tap. Skimmed ceiling with LED down lighting. Range of integrated appliances. Extractor hood. Upgrades available.

## Kitchen



## Quartz Sink



## Cloakroom

UPVC window to side. Contemporary white suite including wash hand basin. W.C. Skimmed ceiling. Tiled splashbacks.

## Utility Room

UPVC window to rear. Door to side. Choice of contemporary units in a wide range of colours and styles. Quartz Stone worktops. Stainless steel bowl sink with chrome tap. Skimmed ceiling with LED down lighting. Plumbing for washing machine. Upgrades available.



**Master Bedroom 11'1" x 10'11" (3.38m x 3.35m)**



UPVC window to front. Skimmed ceiling. Power points. TV point.

**Bedroom Focus**



**En-suite**



Contemporary white suite including wash hand basin. W.C. Shower with built-in shower. Skimmed

ceiling with down lighting. Wall mounted heated towel rail. Vanity Unit.

**Bedroom 2 12'5" x 12'2" (3.81m x 3.73m)**



UPVC window to front. Skimmed ceiling. Power points. TV point.

**Bedroom 3 10'5" x 8'0" (3.18m x 2.44m)**



UPVC window to rear. Skimmed ceiling. Power points. TV point.

## Bathroom



UPVC window to side. Contemporary white suite including wash hand basin. Shower cubicle. W.C. Bath with chrome-finish taps. Skimmed ceiling with down lighting. Wall mounted heated towel rail. Vanity Unit.

## Outside



Block-paved private driveway. Paved pathways. Turf and/or planting to front garden. Rear gardens landscaped. Courtesy outdoor lighting. External tap where possible.

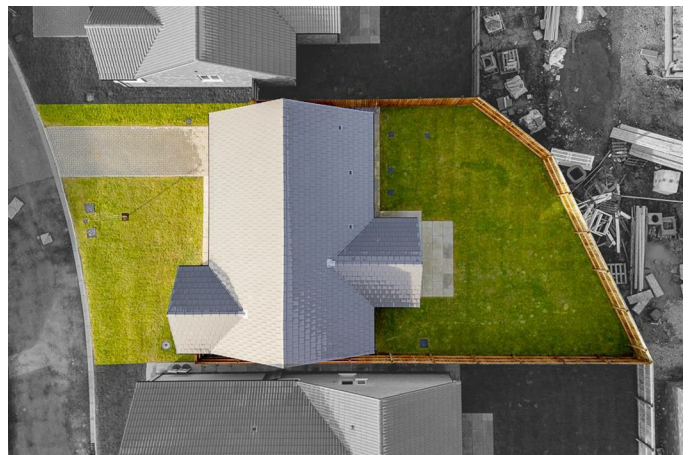
## Garage 16'2" x 8'11" (4.93m x 2.74m)



Up and over vehicular door. Power and lighting connected.

## Property Postcode

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



## Additional Information

PLEASE NOTE:

There will be a Management Charge to the property which is estimated to be £250 - £300 per year (subject to change)

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: TBC

Annual charge: Management Company Charge

Property construction: Brick built

Electricity supply: Mains



Solar Panels: No  
 Other electricity sources: No  
 Water supply: Anglian Water  
 Sewerage: Mains  
 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 is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Limited over Data. Vodafone is Limited over Voice and Data.  
 Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. 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: No  
 Coastal erosion risk: No  
 Planning permission: No  
 Accessibility and adaptations: No  
 Coalfield or mining area: No  
 Energy Performance rating: TBC

### Mill View



### 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.

### Views



### 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

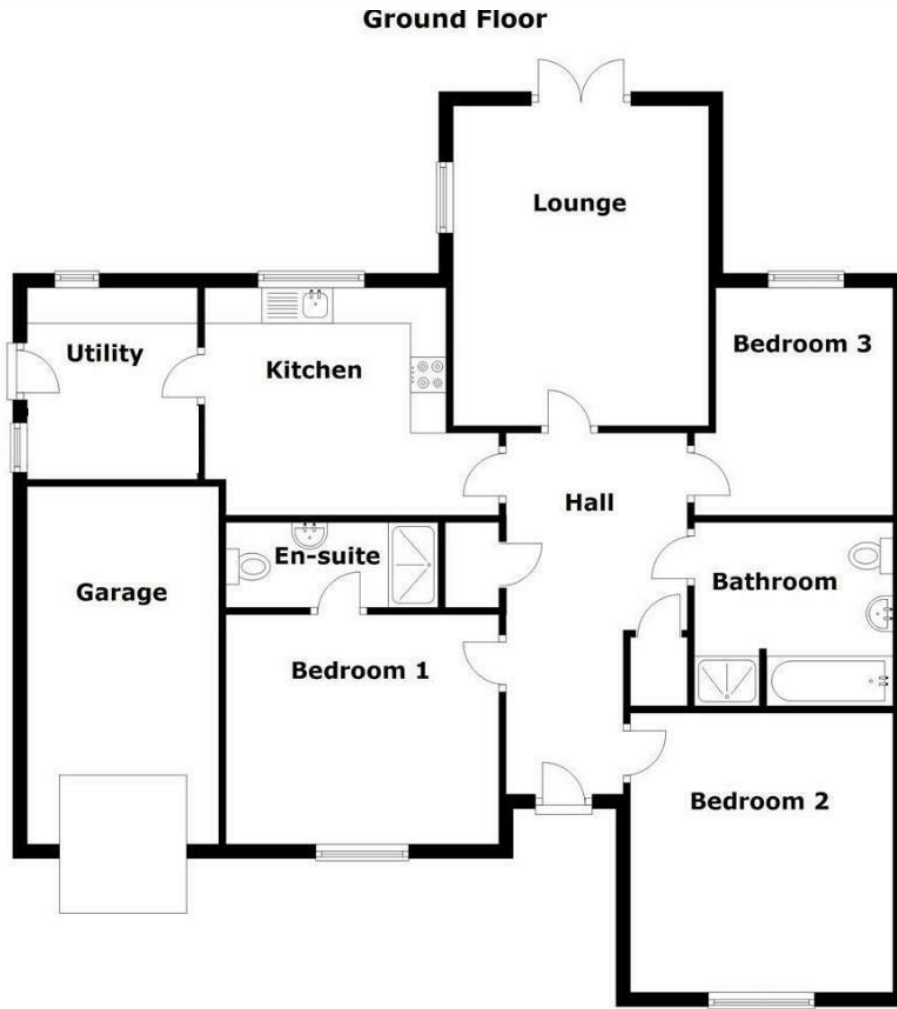
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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



Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Plan produced using PlanUp.

## Site Map



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](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

