



## 28 Mill Lane, Whaplode, PE12 6TP

**£235,000**

- Well presented throughout
- Log burner in lounge
- Low maintenance front area with block paved driveway
- Modern kitchen
- Extended to the rear creating dining area
- Newly fitted bathroom
- Beautifully designed rear garden
- Single garage with electric roller door



Nestled in the heart of Whaplode, this beautifully presented bungalow has been thoughtfully modernised both inside and out. Perfect for those looking for a hassle-free move, the current owners have spared no expense in creating a stunning home. The interior boasts a newly updated kitchen and bathroom, while the rear of the property has been fully renovated. Outside, the landscaped rear garden adds the perfect finishing touch. If you're looking for a move-in-ready bungalow, this one is not to be missed!

### Entrance Hall

Entrance door. Built-in storage cupboard. Access to loft.

### Lounge 12'11" x 12'7" (3.94m x 3.86m)



Double aspect UPVC double glazed window to front and side. Laminate flooring. TV point. Wood burner. Coving to ceiling.

### Kitchen 12'7" x 11'6" (3.86m x 3.53m)



Door to side elevation. Fitted with a matching range of base and eye level units with worktop space over. Sink with mixer tap. Built-in electric oven. Built-in four ring electric hob with extractor hood over. Space for fridge/freezer. Space for dishwasher. Space for washing machine. Built-in airing cupboard. Laminate flooring. TV point. Two double radiators. Ceiling spotlights.

### Dining Room 9'4" x 9'4" (2.86m x 2.85m)



UPVC double glazed windows to side and rear. TV point. Ceiling spotlights. Double doors to rear garden. Door to garage.

### Bedroom 1 12'11" x 11'11" (3.94m x 3.64m)



UPVC double glazed window to front. Laminate flooring. TV point. Coving to ceiling.

### Bedroom 2 11'6" x 8'8" (3.52m x 2.65m)



UPVC double glazed window to rear. Radiator. Laminate flooring. TV point.

### Bathroom 5'3" x 6'11" (1.62m x 2.11m)



UPVC frosted double glazed window to rear. Fitted with a three piece suite comprising a bath with rainfall shower over. Pedestal wash hand basin. Toilet. Extractor fan. Shaver point. Ceiling spotlights.

### Outside



Front: Gravel with paving to the side allowing for ample off road parking. Car port to the side with access to garage via electric roller door.

Rear: Enclosed by timber fencing. Lawn area. Patio area. Wooden decking area. Decorative gravel to border and outdoor light. Area for a hot tub.

### Garage 25'6" x 7'11" (7.78m x 2.43m)

Electric door to front. Window to rear. Pedestrian door to dining room. Power and light connected.

### Property Postcode

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

### 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

Property construction: Brick built

Electricity supply: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic Tank

Heating: Gas central heating

Heating features: Wood/Multi Fuel Burner

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 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

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning

applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C69

### **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.

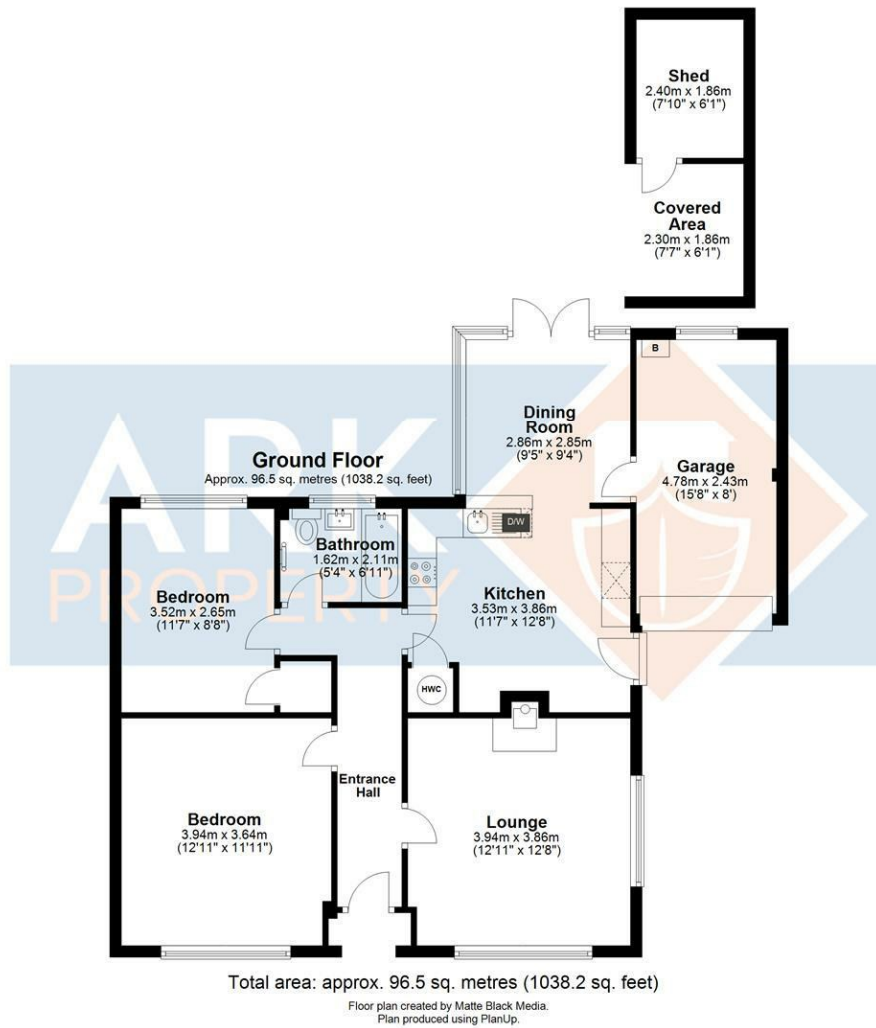
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **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.



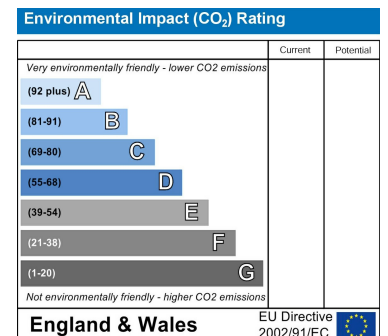
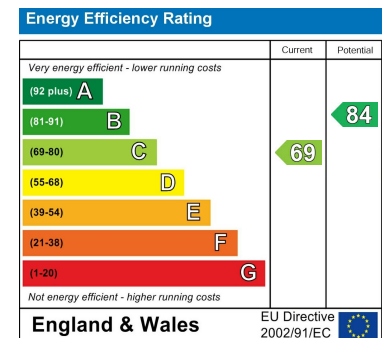
## Floor Plan



## Area Map



## Energy Efficiency Graph



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