



10 Tulip Fields, Whaplode, PE12 6US

Asking Price £408,000

- Three large reception rooms
- Sold with no forward chain
- Private cul de sac location
- Immense kerb appeal
- Field views to rear
- Wrap around garden
- Two en-suites
- Detached double garage

A Home Straight from a Storybook – Welcome to Tulip Fields

Set within the beautifully designed Tulip Fields estate, this extended five-bedroom family home offers space, style, and stunning views across the Lincolnshire landscape. With its charming design, reminiscent of a dream home sketched by a child, this property is a blank canvas ready for someone to create something truly special.

Featuring a detached double garage and generous living spaces, the home is offered with no chain, making it a fantastic opportunity for a smooth move. If you're looking for a property to transform into an enviable forever home, this is the one for you.

Book your viewing today and bring your vision to life!

Entrance Hall 8'9" x 7'2" (2.67m x 2.19m)

UPVC door to front. Tiled flooring. Radiator. Dado rail. Stairs to first floor.

Cloakroom



Vinyl flooring Tiled splash backs. Toilet. Wash hand basin set in vanity unit. Radiator. Extractor fan.

Lounge 19'0" x 11'8" (5.81m x 3.58m)



UPVC window to front. Two UPVC windows to side. Radiator. Carpeted. Dado rail. Gas fire with surround. Wall lighting.

Dining Room 8'9" x 11'3" (2.67m x 3.44m)



UPVC window to front. Radiator. Carpeted.

Kitchen 9'6" x 16'4" (max) (2.92m x 4.99m (max))



UPVC window to rear. Matching base and eye level units with work surfaces over. Four ring gas hob with extractor over. Gas eye level oven. Stainless steel sink drainer with mixer tap over. Space for American style fridge freezer. Understairs cupboard. Radiator. Tiled flooring.

Utility Room 6'9" x 5'8" (2.07m x 1.74m)



UPVC door to rear. Stainless steel sink drainer. Plumbing and space for washing machine. Space for tumble dryer. Tiled flooring. Radiator. Pantry.

Boot Room 5'4" x 6'0" (1.65m x 1.85m)



French doors leading to garden. Tiled flooring.

Family Room 11'8" x 19'1" (3.58m x 5.83m)



UPVC windows to side. French doors to rear. Radiator. Carpeted.

First Floor Landing 9'11" x 6'5" (3.03m x 1.97m)

Loft access. Radiator. Carpeted. Airing cupboard.

Bedroom 1 12'8" x 11'9" (3.88m x 3.59m)



UPVC window to front. Freestanding wardrobes. Radiator. Carpeted.

En-suite 6'0" x 7'7" (1.85m x 2.33m)



UPVC window to side. Shower cubicle with electric shower over. Vinyl flooring. Wash hand basin and toilet with vanity unit surround. Partially tiled walls. Extractor fan. Shaver point.

Bedroom 2 11'8" x 19'2" (3.58m x 5.85m)



UPVC window to side. Patio doors to Juliet balcony to rear. Built in wardrobes. Radiator. Carpeted.

En-suite 5'4" x 5'6" (1.65m x 1.70m)



UPVC window to side. Corner shower with shower over. Wash hand basin and toilet with vanity unit surround. Shaver point. Extractor fan. Partially tiled walls.

Bedroom 3 8'7" x 11'3" (2.64m x 3.43m)



UPVC window to front. Radiator. Carpeted.

Bedroom 4 9'9" x 7'10" (2.99m x 2.41m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 5 8'10" x 10'1" (2.69m x 3.07m)



UPVC window to front. Radiator. Carpeted.

Bathroom 6'2" x 7'7" (1.89m x 2.33m)



UPVC window to rear. Bath with electric shower over. Wash hand basin. Toilet. Partially tiled walls. Extractor fan. Radiator.

Outside



Front: Shared access block paved driveway leading to double garage. Gravel area. Low maintenance garden area. Pathway leading to front door. Side gated access to rear garden.

Side: Enclosed by timber fencing. Extended patio area. Outside lighting. Timber storage area. Pergola.

Rear: Enclosed by timber fencing. Lawn area with floral borders. Patio area. Timber shed. Further patio area with raised borders. Field views to rear.



Double Garage 19'6" x 17'9" (5.96m x 5.42m)

Twin up and over vehicular doors. Power and light connected.

Property Postcode

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

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: E

Annual charge: No

Property construction: Brick Built

Electricity supply: British Gas

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 Double Garage

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: C74

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

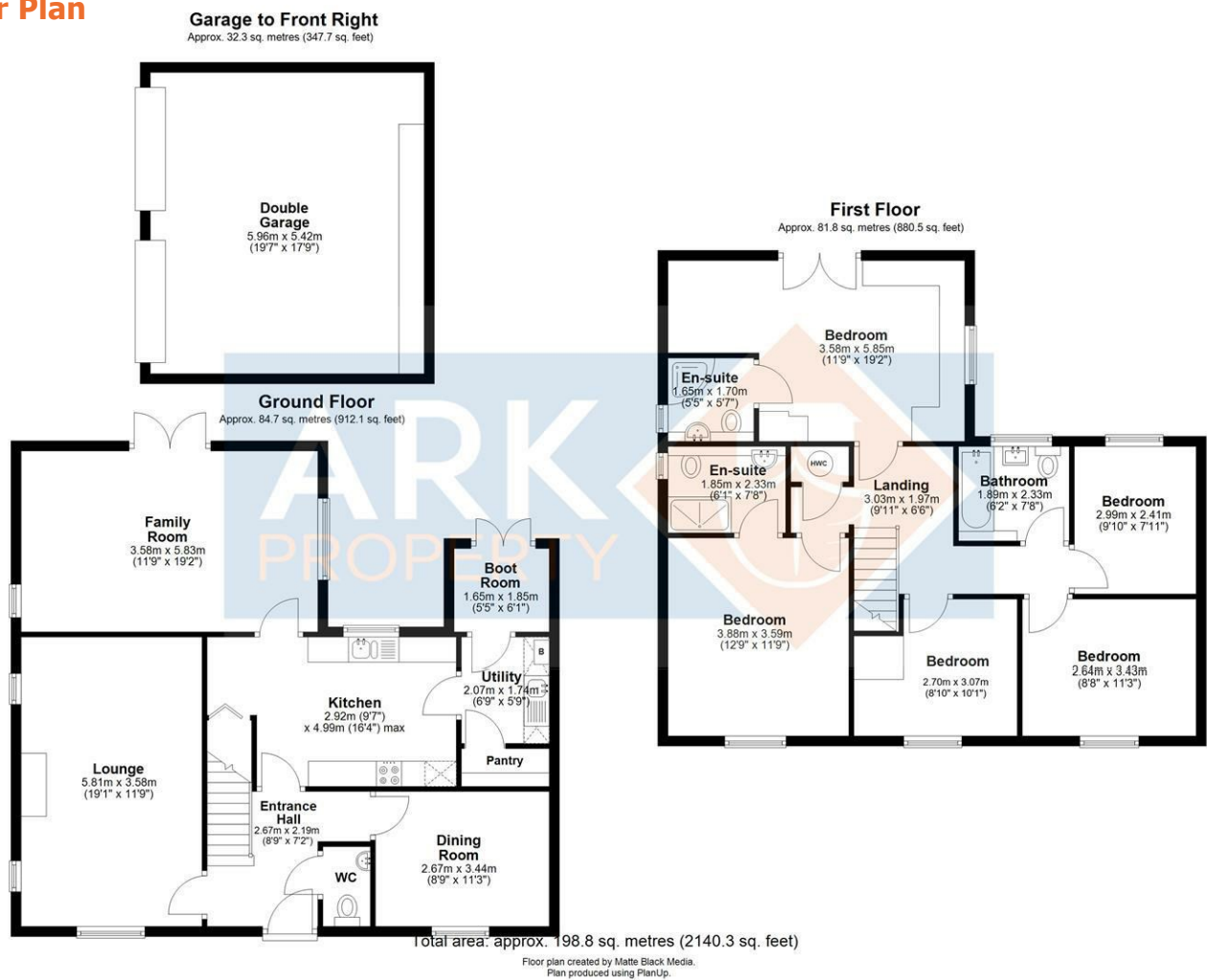
are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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.

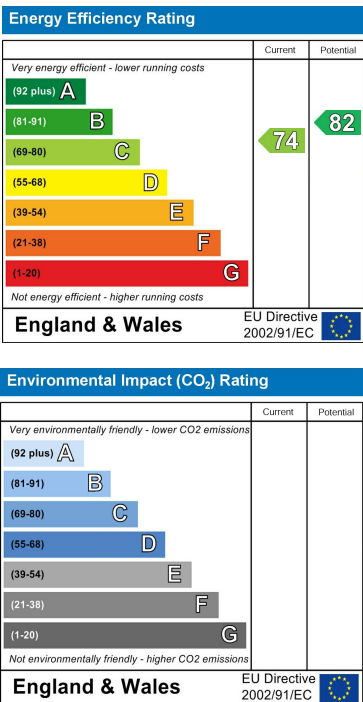
Floor Plan



Area Map



Energy Efficiency Graph



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