



Plot 5 Sycamore Close, Spalding, PE12 6TB

£395,000

Introducing a brand new bungalow, untouched and awaiting its first residents! Just a stone's throw from completion, this pristine home is nestled in the charming village of Whaplode, ideally positioned between the bustling market towns of Holbeach and Spalding. With the picturesque church in sight, this exclusive development offers a unique opportunity. Stand out from the crowd with tastefully designed bungalows, spacious rear gardens, and perfectly proportioned rooms. Don't miss out – schedule your viewing today and discover your dream home in this idyllic setting.

Storm Porch

Always handy space to get in out of the rain and perfect area for storing wellies

Entrance Hall



Good size hallway with Upvc window and door to front, Airing cupboard, vinyl flooring and under floor heating. The underfloor heating continues right through the whole bungalow

Kitchen Diner 19'5" x 14'11" (5.94 x 4.55)



Upvc window to front, rear and French doors to rear leading onto a patio area. Matching wall and base units with worktop over, composite sink drainer with mixer tap, integrated dishwasher, integrated fridge freezer, electric hob with extractor over and eye level double oven



Utility Room 9'10" x 6'2" (3.00 x 1.9)



Upvc window to rear and Upvc door to side, matching base units and worktop as seen in the kitchen and plumbing for washing machine

Cloakroom



Upvc window to side, toilet and wash hand basin

Lounge 15'5" x 11'11" (4.7 x 3.64)



Upvc window to rear overlooking the large rear garden

Bedroom 1 14'9" x 10'9" (4.5 x 3.3)



Upvc window to front and side with door leading to En-Suite

En-Suite



Frosted upvc window to side, Double shower cubicle, toilet, wash hand basin with vanity unit, extractor fan and heated towel rail

Bedroom 2 11'5" x 11'1" (3.48 x 3.4)



Upvc window to side

Bedroom 3 9'0" x 8'0" (2.75 x 2.45)



Upvc window to side

Bathroom 7'8 x 9'11 (2.34m x 3.02m)



Four piece bathroom suite. Frosted Upvc window to side, separate shower cubicle, bath with mixer tap, toilet, wash hand basin with vanity unit and heated towel rail

Garage 17'4" x 12'9" (5.3 x 3.9)

Electric roller single garage door, power and lighting.

Front Garden



Large driveway for 4 cars comfortably, lawn area and side gate



Rear Garden



South facing rear garden, patio area, lawn area, fully enclosed and completely private as seen in the photos



Property Postcode

For location purposes the postcode of this property is: PE12 6TB - Postcode might not show up but the property is located down Church gate and near the telephone box

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: Predicted B

COUNCIL TAX BAND: Predicted D

MANAGEMENT COMPANY: Once all properties have been completed on the site a private management company will be set up by the 8 bungalows. For more information please ask the office

FLOORING - The clients have the choice between carpet and LVT flooring throughout the property with no additional charge

PLEASE NOTE:

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

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.

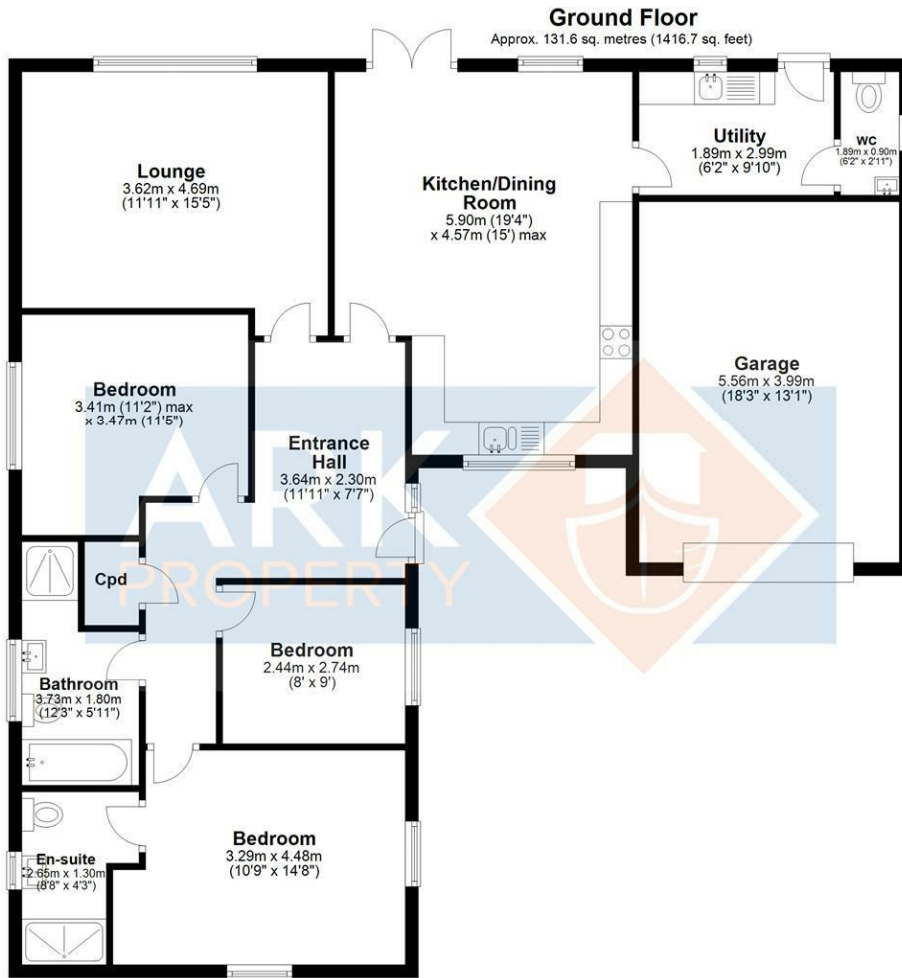
If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

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.

Floor Plan

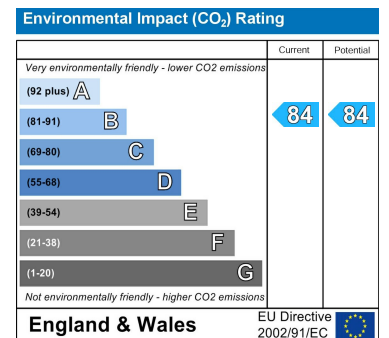
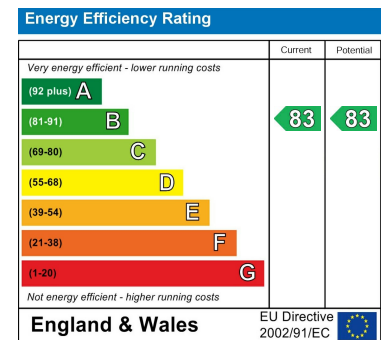


Total area: approx. 131.6 sq. metres (1416.7 sq. feet)

Area Map



Energy Efficiency Graph



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