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15 Middle Road, Whaplode PE12 6TW

£330,000 Freehold

- 3 Bedroom Bungalow
- 2 Reception Rooms
- En-Suite, Bathroom and Cloakroom
- Double Garage, Ample Parking
- No Onward Chain

Modern detached bungalow situated on a generous plot with gated off-road parking for numerous vehicles and a detached double garage. Popular village location, close to the town of Holbeach and ideally situated for accessing the A17. Spacious accommodation comprising master bedroom with dressing area and en-suite, 2 further bedrooms, lounge and separate dining room/bedroom 4, breakfast kitchen and utility and cloakroom. No onward chain. To include all appliances and bedroom furniture in the Master Bedroom.



ACCOMMODATION
Through the obscure glazed UPVC front entrance door with matching side panels into;

ENTRANCE HALL
15' 3" x 6' 8" (4.65m x 2.05m) plus 14' 3" x 3' 5" (4.36m x 1.06 m)
Coved and textured ceiling, smoke detectors, loft hatch, alarm panel, telephone point, central heating timer controls, central heating thermostat , double doors to built-in coats cupboard with hanging rail and shelving, door to built-in airing cupboard housing the self-insulated hot water cylinder and slatted shelving, doors to;

KITCHEN/BREAKFAST ROOM
13' 0" x 12' 2" (3.97m x 3.71m) UPVC windows to the front and side, range of matching base cupboards and drawers beneath roll edged work surface with inset single drainer stainless steel sink with hot and cold taps, matching eye level wall cupboards with end display shelving, tiled splash backs, built-in eye level electric double oven, gas hob with extractor hood over, wall cupboard housing the gas fired central heating boiler, coved and textured ceiling with recessed lighting, door to;











UTILITY
6' 4" x 7' 3" (1.94m x 2.22m) UPVC window and door to the side, fitted work surface with plumbing and space beneath for washing machine and further white goods, tiled splash backs, matching eye level wall cupboards, electric consumer unit, extractor fan, coved and textured, door to;

CLOAKROOM
Two piece suite comprising low level wc and bracket wash basin with hot and cold taps and tiled splash back, extractor fan, coved and textured ceiling.

LOUNGE
14' 8" x 14' 0" (4.48m x 4.28m) UPVC window and French doors to the rear, timber fire surround with composite marble back and hearth and inset gas coal effect fire, tv point, telephone point, coved and textured ceiling.

DINING ROOM/FOURTH BEDROOM
9' 10" x 10' 11" (3.02m x 3.35m) UPVC window to the rear, coved and textured ceiling.

MASTER BEDROOM

DRESSING AREA
9' 11" x 7' 5" (3.03m x 2.28m) Coved and textured ceiling, door to en-suite shower room, open access to;

BEDROOM
11' 4" x 13' 10" (3.47m x 4.23m) UPVC window to the rear, coved and textured ceiling.

EN-SUITE SHOWER ROOM
7' 4" x 5' 10" (2.24m x 1.79m) Obscure glazed uPVC window to the side, three piece suite comprising low level wc, pedestal wash basin and glazed shower cubicle with electric shower over, fully tiled walls, extractor fan, coved and textured ceiling with recessed lighting.

BATHROOM
7' 4" x 7' 4" (2.24m x 2.26m) Three piece suite comprising low level wc, pedestal wash basin and panelled bath with hot and cold taps, fully tiled walls, obscure glazed uPVC window to the side, extractor fan, coved and textured ceiling with recessed lighting.

BEDROOM TWO
10' 8" x 11' 2" (3.27m x 3.41m) UPVC window to the front, coved and textured ceiling.

BEDROOM THREE
10' 8" x 9' 10" (3.27m x 3.01m) UPVC window to the front, coved and textured ceiling.









OUTSIDE

The front boundary is defined by a low brick wall and hedging with double wrought iron gates leading on to a gravelled driveway providing access to the detached double garage and continuing to the side of the garage providing off road parking for numerous vehicles. There is also a pedestrian access gate. The remainder of the front is laid to lawn with inset mature trees and shrubs, summerhouse with power and lighting, gravelled and paved seating area, turning bay and block paved footpath leading to the front entrance door with outside lighting.

DETACHED DOUBLE GARAGE

17' 8" x 17' 11" (5.40m x 5.48m) Twin electric roller doors to the front, concrete floor, power and light connected, consumer unit, cold water tap, uPVC window and door to the side, outside lighting.

REAR GARDEN

The rear garden is fully enclosed by timber fencing, has a paved patio area with the remainder gravelled and two raised beds. Wooden garden shed with power and lighting. There is gated access to both sides of the property providing access to the front and outside lighting.

SERVICES

There are various power points, light points and radiators sited throughout the property. The property is connected to mains water, electric, gas and mains drainage.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road, continue past Weston and Moulton and into Whaplode. Proceed past the petrol stations and take a right hand turning into Middle Road where the property can be found on the right hand side.

AMENITIES

Whaplode is a well-served village with amenities including bus route, two garages both incorporating shops, one with post office facilities. Restaurant and take-away, village hall and church. The nearby market towns of Holbeach and Spalding offer a wider range of amenities. The larger towns of Boston, King's Lynn and the city of Peterborough are all easily accessible by road and offer a wider range of amenities. Peterborough has a fast train link to London's King's Cross, journey time approximately 50 minutes.

AGENTS NOTE

A selection of these photographs used are from 2018.







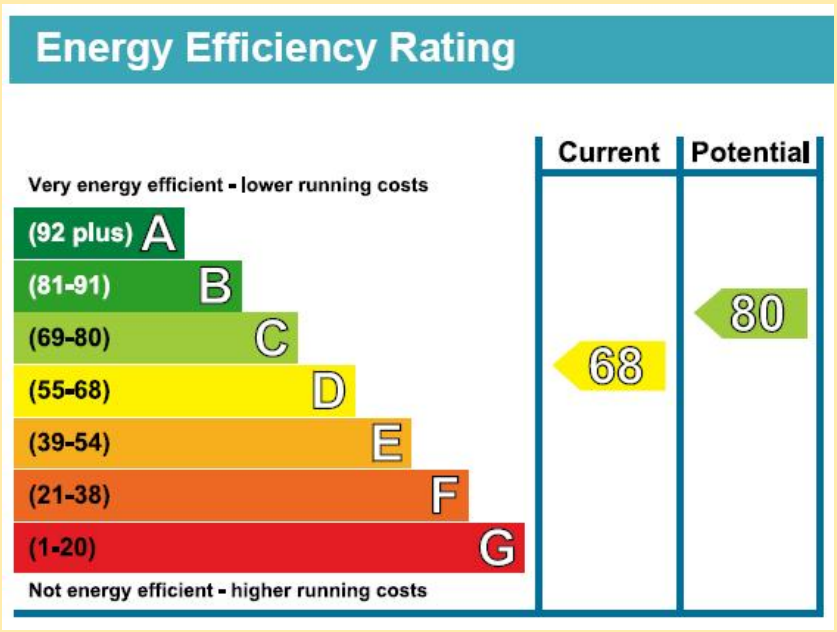








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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TENURE Freehold

SERVICES Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX BAND D

LOCAL AUTHORITIES
South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT
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Ref: S11918
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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