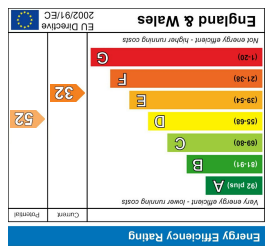


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Energy Efficiency Graph



Area Map



Floor Plan



Farrow Road
Whaplode Drove, SPALDING, PE12 0TS

Guide Price £210,000 - Freehold , Tax Band - B

2 1 1 1 F

Farrow Road

Whaplode Drove, SPALDING, PE12 OTS

Guide Price £210,000-£220,000

Beautifully modernised and move-in ready, this two double bedroom semi-detached bungalow is set in the peaceful village of Whaplode Drove, just a short drive from Crowland. Featuring a spacious driveway with parking for multiple vehicles, a bright living room, stylish high-gloss kitchen with integrated appliances, and a contemporary walk-in shower room. The property also benefits from a light-filled breakfast room with French doors opening onto a south-facing garden. Wheelchair friendly and ideal for a range of buyers, this superb home combines comfort, practicality and modern living in a sought-after village location.

Tucked away in the picturesque village of Whaplode Drove, just six miles east of the historic market town of Crowland, this beautifully presented semi-detached bungalow in Farrow Road offers an exceptional blend of comfort, style and practicality. Set behind a generous gravel driveway with space for up to four vehicles, the property immediately impresses with its sense of space and convenience. Inside, a thoughtfully reconfigured entrance hall creates a welcoming first impression, complete with useful built-in storage. The front-facing living room provides a spacious and inviting setting for everyday relaxation, while the bungalow offers two spacious double bedrooms, ideal for both residents and visiting guests. A recently refitted, luxury walk-in shower room adds a contemporary touch, combining sleek design with everyday functionality. At the heart of the home lies a striking high-gloss kitchen, fully equipped with integrated appliances including a slimline dishwasher, a washer/dryer, fridge freezer, electric oven and hob. This stylish space flows effortlessly into a bright breakfast room, where French doors open onto a south-facing garden—perfect for enjoying natural light and indoor-outdoor living. Fully modernised throughout and designed with wheelchair accessibility in mind, this home is perfectly suited for a wide range of buyers seeking ease of living without compromising on quality. Ready to move straight into, it presents a rare opportunity to enjoy peaceful village life with convenient access to nearby amenities. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Entrance Hall
2.57 x 2.20 (8'5" x 7'2")

Living Room
3.42 x 5.90 (11'2" x 19'4")

Kitchen
3.44 x 2.97 (11'3" x 9'8")

Breakfast Room
2.36 x 2.87 (7'8" x 9'4")

Master Bedroom
2.84 x 3.96 (9'3" x 12'11")

Shower Room
3.60 x 1.68 (11'9" x 5'6")

Bedroom Two
2.88 x 3.86 (9'5" x 12'7")

EPC - F
32/52

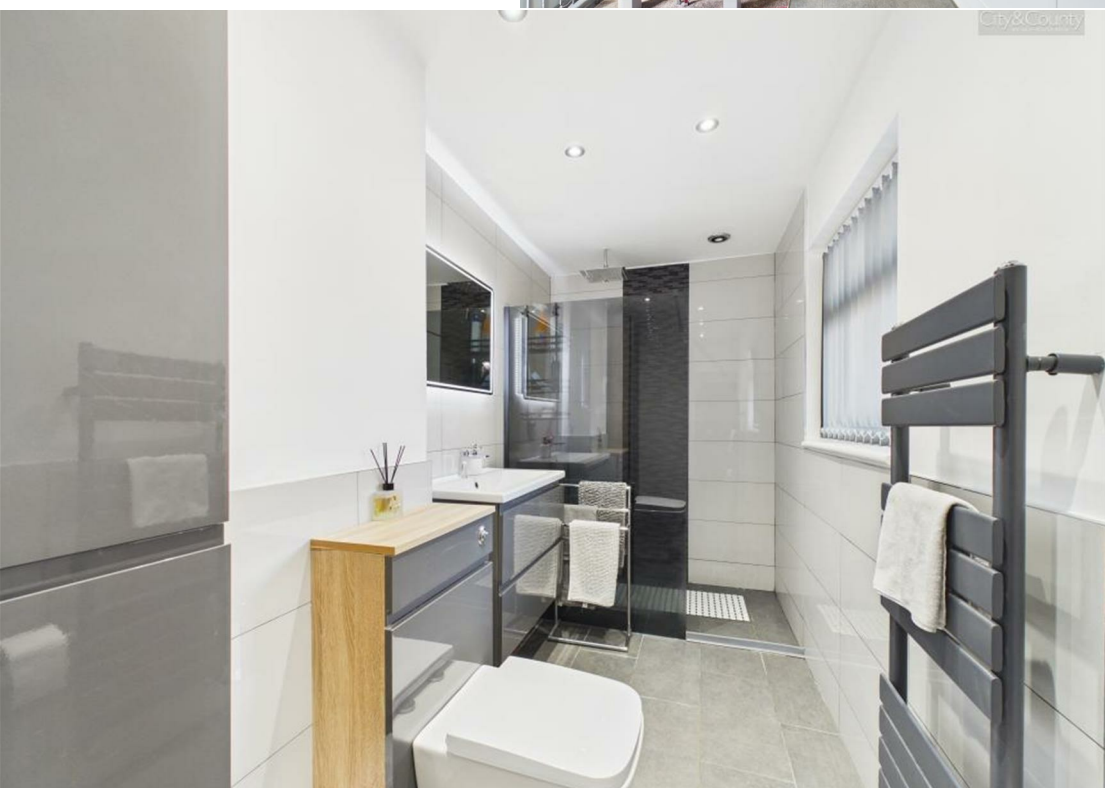
Tenure - Freehold

Subsidence Disclosure / Important Information

We are advised that the property was previously affected by subsidence, which has since been professionally rectified. The issue is understood to be resolved, and supporting documentation, including reports and any available guarantees or warranties, can be made available to interested parties upon request.

Prospective purchasers are advised to satisfy themselves through their own inspections, surveys, and enquiries.

IMPORTANT LEGAL INFORMATION



Construction: Standard
 Accessibility / Adaptations: Lateral Living, Wheelchair Accessible
 Building safety: Yes - Please See Disclosure
 Known planning considerations: None
 Flooded in the last 5 years: No
 Sources of flooding: n/a
 Flood defences: No
 Coastal erosion: No
 On a coalfield: No
 Impacted by the effect of other mining activity: No
 Conservation area: No
 Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
 Listed building: No
 Permitted development: No
 Holiday home rental: No
 Restrictive covenant: No
 Business from property NOT allowed: No
 Property subletting: No
 Tree preservation order: No
 Other: No
 Right of way public: No
 Right of way private: No
 Registered easements: Not Known
 Shared driveway: No
 Third party loft access: No
 Third party drain access: No
 Other: No
 Parking: Driveway Private
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Septic Tank
 Heating: Lpg
 Internet connection: Fixed Wireless
 Internet Speed: up to 80Mbps
 Mobile Coverage: O2 - Excellent, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

