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## 16 Abbots Gardens, Whaplode PE12 6SZ

**£330,000 Freehold**

- Superbly Presented
- Recently Re-Fitted Kitchen and Bathroom
- Popular Village Location
- Air Conditioning Units to Bedrooms
- Multiple Off-Road Parking

Superbly presented detached bungalow situated in the popular village location of Whaplode with accommodation comprising of entrance hallway, lounge, recently re-fitted kitchen, four-piece bathroom, three/four bedrooms master being en-suite, conservatory, inner lobby area, south facing rear gardens, multiple off-road parking to the front, single oversized garage.

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## ACCOMMODATION

Obscure composite double glazed door with matching obscured full length glazed panel to the side elevation leading into:

## ENTRANCE HALLWAY

6' 10" x 16' 8" (2.10m x 5.10m) With textured and coved ceiling, centre light point, smoke alarm, loft access to part boarded loft with lighting, sold oak flooring, radiator with cover, telephone point, storage cupboard off housing hot water cylinder with slatted shelving. Door off leading into:

## LOUNGE

11' 9" x 15' 8" (3.59m x 4.78m) UPVC double glazed window to the front elevation, skimmed and coved ceiling with centre light point, single radiator, solid oak plank flooring, feature wooden fire surround with marble insert and marble hearth with fitted coal effect gas fire, shelving into recess, TV point, telephone point, dimmer switches.





## KITCHEN/BREAKFAST ROOM

11' 11" x 15' 8" (3.65m x 4.78m)

Recently re-fitted with UPVC double glazed window to the rear elevation, skimmed and coved ceiling with inset LED lighting, TV point, oak flooring, central island, matching with cabinets and further drawer units, breakfast bar stools, integrated Bosch five ring gas hob with stainless steel extractor hood over, integrated NEFF stainless steel fan assisted oven, integrated NEFF combination microwave with plate warmer, double stainless steel wine cooler fridge, full sized integrated NEFF dishwasher, integrated tumble dryer, integrated NEFF washing machine, 2 x fitted integrated larder fridges, 2 x fitted integrated freezer, concealed Valiant gas boiler fitted into cupboard, fitted with a wide range of tallboy, base, eye level and drawer units with quartz worktops over, quartz splashbacks, further glass splash backs over, built in quartz drainer into inset one and a half bowl sink with Quooker tap (instant hot water), heaters built into bottom of cupboards. Via solid oak door leading into:

## INNER LOBBY

3' 2" x 9' 4" (0.99m x 2.87m)

With skimmed and coved ceiling with centre sensory light, solid oak flooring, solid oak glazed door off leading into:

## DINING ROOM/BEDROOM 4

8' 3" x 12' 0" (2.52m x 3.67m)

With UPVC double glazed French doors to the rear elevation with matching full length UPVC double glazed panels to both sides with opening T Light windows, skimmed and coved ceiling with centre light point, double radiator.





#### CONSERVATORY

5' 7" x 15' 7" (1.71m x 4.75m)

Of brick construction with solid roof, skimmed and coved ceiling with inset LED lighting, UPVC double glazed window to the rear elevation, 2 x UPVC double glazed windows to the side elevation, UPVC double glazed French doors to the rear elevation, tiled flooring, double radiator, power points.



#### MASTER BEDROOM

13' 8" x 15' 8" (4.17m x 4.78m)

With UPVC double glazed French doors to the side elevation leading onto south facing patio area, skimmed and coved ceiling with centre light point, wall mounted air conditioning unit, solid oak flooring.



#### MASTER ENSUITE

4' 3" x 9' 3" (1.32m x 2.82m)

With obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling with centre light point, built in extractor fan, fully tiled walls, tiled floor, full length heated stainless steel towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, glass shower enclosure with multi jet shower with further rainfall shower head and shower attachment tap, underfloor heating.







### **BEDROOM 2**

11' 5" x 11' 7" (3.48m x 3.54m)

With UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, single radiator, wall mounted air conditioning unit.



### **BEDROOM 3**

9' 8" x 10' 9" (2.95m x 3.29m)

With UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, single radiator, wall mounted air conditioning unit. Door off into:



### **FAMILY BATHROOM**

6' 9" x 11' 6" (2.08m x 3.52m)

Obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling with centre light point, fully tiled walls, solid bamboo flooring, full length stainless steel heated towel rail, fitted with a four piece suite comprising of low level WC, wash hand basin fitted into vanity unit with storage below and mixer tap, glass mirror, corner bath with central taps, walk in shower enclosure with rainfall shower head and further shower attachment tap.







## OUTSIDE

Extensive gravel driveway providing multiple off-road parking, to the side there is an oversized garage.

Paved pathways to the side elevation leading into the rear garden, mainly laid to lawn with a wide range of mature shrub and tree borders, with outdoor tap, leading onto the side garden which has extensive flagstone patio area, further central flagstone oval patio area, raised patio with further gravelled area, south facing with brick walling to the side and rear elevations with further fencing, built in BBQ.

## DIRECTIONS / AMENITIES

From Spalding proceed in a easterly direction along the A151 Holbeach Road. Proceed through Weston and Moulton on to Whaplode. Proceed through Whaplode and take a right hand turning into Churchgate. Follow the road down and turn right into Cobgate, proceed along and Abbots Gardens is a turning on the right-hand side.

The village has amenities including primary school, Church, general stores, service stations etc. Holbeach is 2 miles distant and Spalding 6 miles distant offering a wide range of facilities.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE:** Freehold

**SERVICES:** All Mains

**COUNCIL TAX BAND:** B

## 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: S11755 (June 2025)

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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