



BRADLEY JAMES
ESTATE AGENTS



8 Abbots Gardens, Whaplode, Spalding, PE12 6SZ

Asking price £189,950

- Two double bedrooms
- 16 Solar panels
- Converted garage, the front is used as a dog groomers and the back is the second reception room
- Cul-de-sac all detached bungalows
- Three minute drive to local doctors surgery
- Two reception rooms
- Landscaped front and rear gardens
- Dining/garden room which is double aspect
- Great village amenities
- Popular residential location

Located in the charming village of Whaplode, and built in 1973, the property is realistically priced, making it an attractive option for those seeking a peaceful retreat. This property is located down a cul-de-sac and all properties are detached bungalows.

Upon entering, you are greeted by a spacious entrance hall that leads to two generously sized double bedrooms, providing ample space for relaxation. The bungalow features two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings at home. The kitchen, complete with an archway, flows seamlessly into a bright dining/garden room, where patio doors open up to the beautifully landscaped rear garden, perfect for al fresco dining or simply soaking up the sun.

The well-appointed shower room serves both bedrooms, ensuring convenience for residents and guests alike.

The front and rear gardens have been lovingly enhanced by the current vendor, creating a vibrant outdoor space that complements the interior charm of the home. Additionally, the property boasts 16 solar panels on the roof, contributing to energy efficiency and sustainability.

Parking is a breeze with space for two vehicles, adding to the practicality of this lovely bungalow. The drive way leads to your part converted garage which is currently used as a dog groomers.

Whaplode itself offers a range of local amenities, including a Co-op, two petrol stations, a shop, an Indian restaurant, and Whaplode Primary School, all within easy reach. For further conveniences, the nearby village of Moulton, just a three-minute drive away, features a doctors' surgery, additional schools, a butcher, a pub, and a fish and chip shop.

With excellent road links to the A17, this property provides easy access to Lincoln, Norfolk, and Spalding, making it an ideal location for commuters.

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Council Tax Band: B



Entrance Hall

UPVC double glazed front door into the entrance porch with tiled floor going through an internal wooden single obscured glazed door into the entrance hall which has a tiled floor, electric storage heater, power points, loft hatch and airing cupboard.

Lounge

15'8 x 11'8

UPVC double glazed window to the front, electric storage heater, power points and data point.

Kitchen

11'8 x 9'6

UPVC double glazed window to the rear, base and eye level units with work surface over, integrated electric oven and grill with an electric hob, space and point for fridge freezer, space and plumbing for slimline dishwasher, space and plumbing for washing machine, power points, inset spotlights and an archway leading through to the dining/garden room.

Dining/Garden Room

16'8 x 8'4

Double aspect with two UPVC double glazed windows to the side, UPVC double glazed French doors going onto the rear garden, half height tongue and groove walls, electric storage heater and power points.

Bedroom 1

11'7 x 11'4

UPVC double glazed window to the front, power points and electric storage heaters.

Bedroom 2

10'8 x 9'7

UPVC double glazed window to the rear, power points and electric storage heater.

Shower Room

UPVC obscured double glazed window to the rear, shower cubicle which is fully tiled with electric shower, pedestal wash hand basin with taps over, WC, fully tiled walls, tiled floor and extractor fan.

Outside

The property is enclosed by panel fencing, it has well established flower and shrub borders, gravel driveway for two cars, a converted garage the front which is currently being used as a dog grooming parlour and has solar panel controls and fuse box, extractor fan, vent for air conditioning, power points and water. There is side gated access leading to the private and enclosed rear garden which is enclosed by panel fencing, has well established flower and strip beds, greenhouse, outside

tap, patio seating area, a shed (16'0 x 8'0) and outside power points.







Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 83.5 sq. metres (898.6 sq. feet)

