



BRADLEY JAMES

ESTATE AGENTS



11 Kirkgate, Whaplode, Spalding, Lincolnshire, PE12 6TE

Asking price £175,000

- No chain
- Fully renovated in 2023
- Extended garden room
- Four piece bathroom suite
- Off road parking
- Non standard construction
- Lounge
- Integrated kitchen
- Two double bedrooms
- Walking distance to amenities and bus stop

Bradley James welcomes you to the charming village of Whaplode. This delightful non standard construction detached bungalow on Kirkgate offers a perfect blend of modern living and convenience. The property has undergone a comprehensive renovation and extension in 2023, resulting in a beautifully presented home that is ready for you to move in.

Upon entering, you are welcomed by a spacious entrance hall that leads to two generously sized double bedrooms, providing ample space for relaxation. The modern four-piece bathroom suite is tastefully designed, ensuring comfort and style. The heart of the home is the open-plan lounge, which flows seamlessly into a contemporary kitchen equipped with integrated appliances, making it ideal for both cooking and entertaining. This area further extends into a bright garden room, where large doors open out to the rear garden, creating a harmonious indoor-outdoor living experience.

Outside, the property boasts off-road parking for up to four cars, with the potential to extend this space to accommodate a motorhome or caravan. The landscaped rear garden, completed in 2023, offers a tranquil retreat, perfect for enjoying sunny days or hosting gatherings. Side access to the garden adds to the convenience of this lovely home.

Located within walking distance to Whaplode's amenities, including a Co-op shop, two petrol stations, a Chinese takeaway, and a primary school, this bungalow is ideally situated for everyday needs. Additionally, the nearby village of Moulton, just a three-minute drive away, provides further amenities and a doctor's surgery.

This property is a wonderful opportunity for those seeking a modern, low-maintenance home in a friendly community. Don't miss your chance to make this beautiful bungalow your own.



Council Tax Band: B



### Entrance Hall

Composite obscured double glazed front door into the entrance hall, radiator, power points and loft hatch.

### Lounge

15'1 x 10'0

Double aspect with a UPVC double glazed window to the front and the UPVC double glazed window to the side, radiator, power points, TV point which flows through to the kitchen.

### Kitchen

9'7 x 9'0

UPVC double glazed window to the side, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with a electric hob and extractor fan, integrated fridge, integrated freezer, space and plumbing for washing machine, floor mounted oil boiler, tiled splashback, power points, radiator and skimmed ceiling with inset spotlights and a block archway, through to the extended garden room.

### Garden Room

10'0 x 9'5

UPVC double glazed window to the rear and UPVC double glazed patio doors to the rear garden, radiator and power points.

### Bedroom 1

11'7 x 10'0

UPVC double glazed window to the front, radiator and power points.

### Bedroom 2

11'7 x 10'0

UPVC double glazed windows to the rear, radiator and power points..

### Bathroom

Four piece bathroom suite, two UPVC obscured double glazed windows to the rear, panel bath with mixer taps over, vanity wash hand basin with mixer taps over and storage covers beneath, WC with push button flush, separate shower cubicle with a built-in mixer shower, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

### Outside

The front garden is half laid to lawn and half laid to gravel where you can park four cars. The side gated access leads to the rear garden. Enclosed by panel fencing, laid to lawn, upgraded extended patio and the oil tank.







## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Ground Floor

Approx. 68.5 sq. metres (737.3 sq. feet)



Total area: approx. 68.5 sq. metres (737.3 sq. feet)