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The Bungalow, Churchgate, Whaplode PE12 6TA

£280,000 Freehold

- 3 Bedroom Bungalow
- Suitable for Disabled Access
- Recently Refurbished
- Lodge with Annexe Potential
- No Chain

Recently refurbished 3 bedroom detached bungalow situated in village location of Whaplode. Accommodation comprising entrance hallway, lounge, newly fitted kitchen breakfast room, conservatory, 3 bedrooms and shower room. Set in mature grounds, with ample off-road parking, garage, summerhouse and log cabin. Gas central heating.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Ramp leading to obscured UPVC double glazed door with lantern light and doorbell leading into:

ENTRANCE HALLWAY

6' 0" x 21' 11" (1.85m x 6.70m) Coved ceiling, 2 centre light points, radiator, smoke alarm, central heating controls, door into:

LOUNGE

12' 3" x 18' 5" (3.75m x 5.63m) Coved ceiling, centre light point, 2 wall lights, 2 double radiators, TV point, feature brick fireplace with fitted coal effect fire.

From the Entrance Hallway a door leads into:

MASTER BEDROOM

13' 0" x 14' 0" (3.98m x 4.28m) UPVC bay window to the front elevation, UPVC double glazed window to the side elevation, coved ceiling, centre light point, double radiator, fitted bedroom fitment with 2 double wardrobes, single wardrobe and



central dressing table with mirror with over storage unit.

BEDROOM 2

9' 10" x 9' 10" (3.02m x 3.0m) UPVC double glazed window to the side elevation, coved ceiling, centre light point, radiator.

BEDROOM 3

6' 10" x 9' 9" (2.10m x 2.99m) UPVC double glazed window to the side elevation, coved ceiling, centre light point, radiator.

SHOWER ROOM

6' 10" x 8' 4" (2.10m x 2.56m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, access to loft space, vinyl plank flooring, radiator, fully tiled walls, wall mounted heater, medicine cabinet, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, fully tiled shower cubicle with fitted thermostatic shower over.

KITCHEN BREAKFAST ROOM

13' 11" x 15' 11" (4.25m x 4.86m) UPVC double glazed window to both side elevations, UPVC double glazed French doors to the rear elevation overlooking the rear garden, skimmed and coved ceiling, centre light point, fan, radiator, electric consumer unit board, newly fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset one and a quarter bowl stainless steel sink with mixer tap, space for fridge, space and plumbing for washing machine, slot in electric cooker, central island with built-in cabinets, cupboard housing wall mounted Worcester boiler, door into:

SUN ROOM

9' 4" x 9' 10" (2.85m x 3.02m) Brick construction with aluminium UPVC double glazed window to the side and rear elevations, aluminium obscured double glazed door with matching full length obscured glazed panel to the front, radiator, TV point, walk-in storage cupboard.

EXTERIOR

There is a dwarf brick wall to the front elevation and there is a lawned garden. The gravelled driveway leads down the side of the property providing off-road parking and on to the:

GARAGE

With double wooden doors.

Access gate leading into:

REAR GARDENS

Extensive paved patio area, cold water tap. The garden is mainly laid to lawn with a wide range of mature trees and shrubs.

WOODEN SHED/SUMMERHOUSE

9' 6" x 15' 9" (2.92m x 4.81m) Of Cedarwood with 2 UPVC double



glazed windows to the side elevation, wooden door to the side elevation, power points, lighting.

OUTDOOR WC

Obscured glazed window to the side elevation, fitted with a two piece suite comprising low level WC and wash hand basin.

WOODEN BUILT LODGE

Ideal for conversion to Annexe.

Comprising:-

IDEAL LOUNGE

10' 7" x 17' 5" (3.23m x 5.33m) UPVC double glazed window to the front elevation, 2 UPVC double glazed windows to the side elevation, UPVC double glazed French doors to the side elevations.

Please note first fix of electrics have already been installed.

Opening into:

IDEAL KITCHEN AREA

6' 0" x 10' 11" (1.84m x 3.34m) UPVC double glazed window to the rear elevation.

Please note first fix of electrics have already been installed.

Opening into:

IDEAL FOR BEDROOM/ EN-SUITE

10' 11" x 11' 0" (3.35m x 3.37m) UPVC double glazed window to the front elevation, UPVC double glazed door to the side elevation.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road, continuing through Moulton and on to Whaplode. Turning right into Churchgate and the property is situated on the left hand side.

AMENITIES

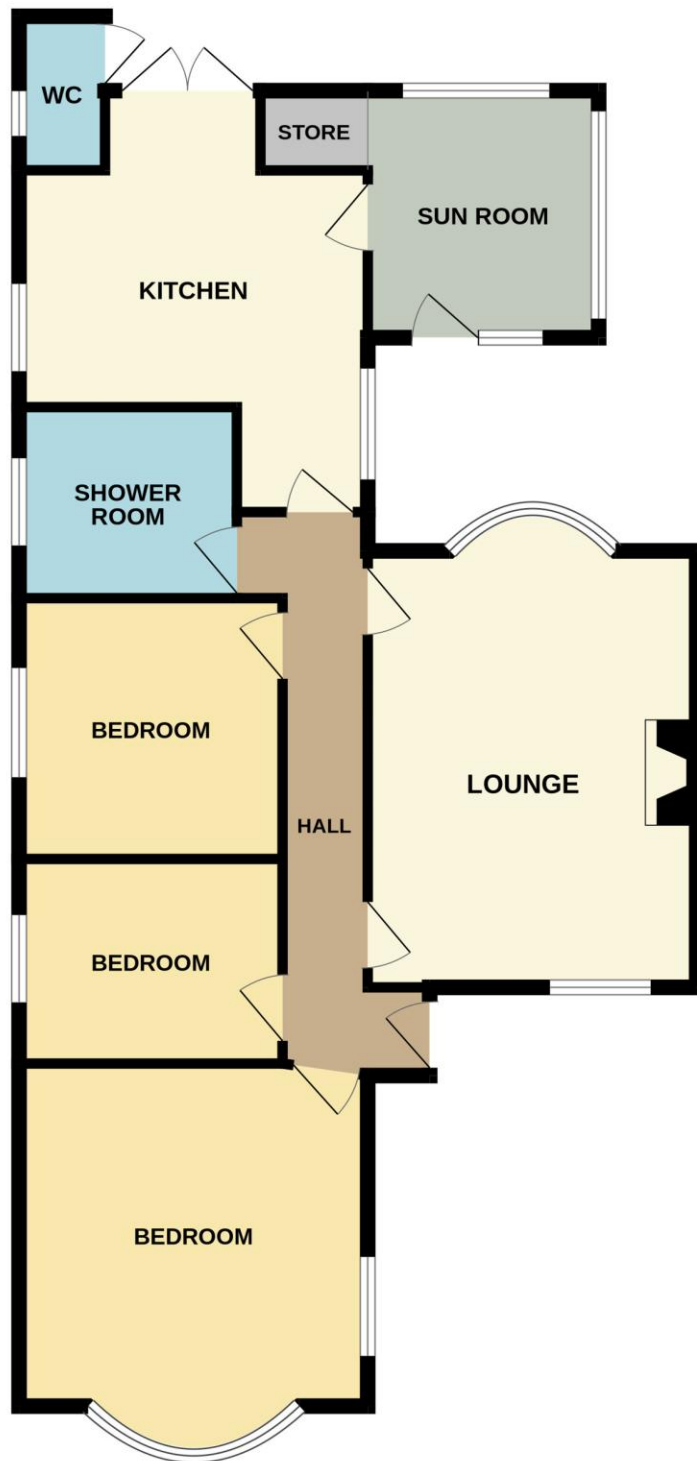
Whaplode has a primary school, Church, garages, convenience stores etc. Holbeach (2 miles) and Spalding (6 miles) each offer a range of amenities including shopping, banking, leisure, educational and medical facilities. Kings Lynn, Peterborough and Boston are also easily accessible by road.







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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

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

COUNCIL TAX BAND TBC

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: S12122

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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