



BRADLEY JAMES

ESTATE AGENTS



28 Mill Lane, Whaplode, Spalding, Lincolnshire, PE12 6TP

Asking price £225,000

- RENOVATED 2 YEARS AGO
- LOUNGE WITH LOG BURNER
- LANDSCAPED REAR GARDEN
- SINGLE GARAGE
- GREAT ROAD LINKS TO A17
- MODERN KITCHEN DINER WITH FEATURE LIGHTING
- MODERN BATHROOM
- UPGRADED ELECTRICS THROUGHOUT
- WALKING DISTANCE TO LOCAL SHOPS, PARK AND BUS STOP
- VILLAGE LOCATION

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<https://www.rightmove.co.uk/property>



# 28 Mill Lane, Spalding PE12 6TP

Realistically priced!

Nestled on Mill Lane in the charming village of Whaplode, Spalding, this delightful detached bungalow offers a perfect blend of modern living and convenience. Recently renovated within the last two years, the property boasts contemporary fixtures and fittings throughout, ensuring a turn-key experience for its new owners.

Upon entering, you are welcomed into a spacious entrance hall which leads to your lounge featuring a cosy log burner, ideal for those chilly evenings. The open-plan kitchen diner is a standout feature, adorned with stylish modern lighting that enhances the space, making it perfect for both entertaining and everyday family life. The bungalow comprises two generously sized double bedrooms, providing ample space for relaxation and rest. The modern bathroom further elevate the appeal of this home, making it a truly inviting space.

Set on a substantial plot, the property benefits from plentiful parking, including a garage, and a beautifully landscaped rear garden, perfect for outdoor enjoyment.

Location is key, and this bungalow does not disappoint. It is conveniently situated within walking distance to local amenities, including a bus stop, a Co-op, a convenience store, a petrol station, a Chinese takeaway, a park, and a primary school. Additionally, excellent road links to the A17 provide easy access to Norfolk, Lincoln, Boston, and Spalding, making it an ideal spot for commuters.

This property is a must-see to fully appreciate its modern interior and exterior charm. Whether you are looking for a comfortable family home or a peaceful retreat, this bungalow offers everything you need and more.



Council Tax Band: B



### Entrance Hall

Entrance door, built-in storage cupboard, access to loft and led lighting in the coving.

### Lounge

12'11 x 12'9

Double aspect UPVC double glazed window to front and side, laminate flooring, TV point, wood burner and coving to ceiling.

### Kitchen

12'9 x 11'7

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, built-in electric oven, built-in four ring electric hob with extractor hood over, space for fridge/freezer, dishwasher and washing machine, built-in airing cupboard, laminate flooring, TV point, two double radiators and ceiling spotlights, kick board lighting, with inset led modern lighting in the ceiling.

### Dining Room

9'5 x 9'4

UPVC double glazed windows to side and rear, TV point, ceiling spotlights, double doors to rear garden and door to garage.

### Bedroom 1

12'11 x 11'11

UPVC double glazed window to front, laminate flooring, TV point and coving to ceiling.

### Bedroom 2

11'7 x 8'8

UPVC double glazed window to rear, radiator, laminate flooring and TV point.

### Bathroom

Fitted with a three piece suite comprising a bath with rainfall shower over, pedestal wash hand basin and low-level WC, extractor fan, shaver point, ceiling spotlights and UPVC frosted double glazed window to rear.

### Outside

The front of the property is mainly laid to decorative gravel with paving to the side allowing for ample off road parking, car port to the side with access to garage via electric roller door. The rear garden is mainly laid to lawn with a patio area, wooden decking area allowing for further seating with decorative gravel to border and plenty of outdoor light and area for a hot tub if required.

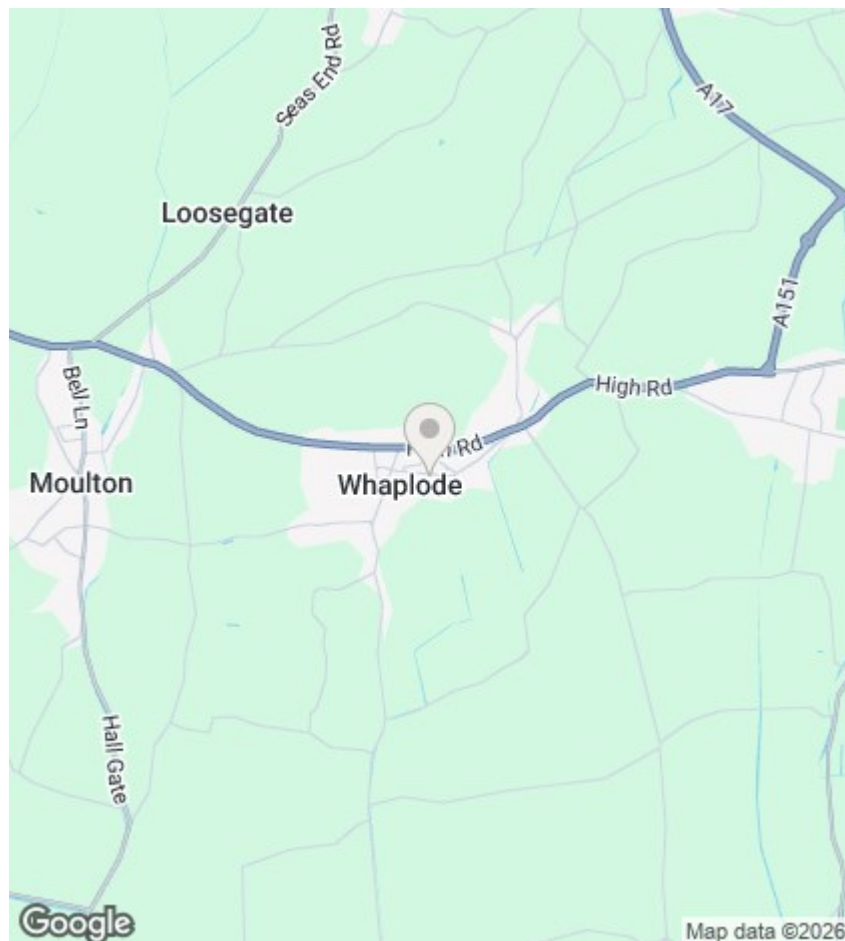












## Viewings

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>	69	84
(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		
England & Wales		EU Directive 2002/91/EC

