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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



18 Farrow Road, Whaplode Drove PE12 0TS

£191,000 Freehold

- Three Bedrooms
- Village Location
- Multiple Off Road Parking
- No Chain

Three bedroom, semi-detached property situated in the popular village location of Whaplode Drove with accommodation comprising of entrance hallway, lounge, reception room 2, kitchen, larder, outdoor brick storage, outdoor WC, family bathroom, mature gardens to the rear, multiple off road parking to the front, sold fuel central heating. No chain.

SPALDING 01775 766766 BOURNE 01778 420406



Lawned garden to the front of the property with fence boundaries, concrete and gravel driveway to the side elevation, providing multiple off road parking leading into a wooden side access gate leading into rear garden. The side entrance has an open porch and obscure leaded UPVC double glazed door to the side elevation with matching obscured UPVC full length glazed panel leading into the:

ENTRANCE HALLWAY

7' 0" x 13' 11" (2.15m x 4.25m) With centre light point, smoke alarm, double radiator, under stairs storage cupboard, BT point, UPVC double glazed window to the side elevation with stairs leading off to the first floor galleried landing. Door off leading into:



RECEPTION ROOM / DINING ROOM

9' 11" x 10' 11" (3.04m x 3.35m) With UPVC double glazed window to the front elevation, centre light point, single radiator, tiled open fire place with tiled grate. Off entrance hallway into:

RECEPTION ROOM 2

13' 1" x 14' 10" (3.99m x 4.54m) With UPVC double glazed bay window to the front elevation, centre light point, double radiator, tiled open fire place with open fire, fitted cupboard into recess. Door off leading to:

KITCHEN

7' 0" x 8' 10" (2.14m x 2.70m) With UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the rear elevation, strip lighting, fitted with a range of base and eye level units with stainless steel sink with mixer tap, plumbing and space for washing machine, space for electric cooker, double radiator, walk-in pantry off with lighting (0.77m x 2.35m). Via UPVC double glazed door to:

COVERED OUTHOUSE

With further brick built storage sheds with glazed window to the rear elevation, further outdoor WC with high rise WC.

FIRST FLOOR GALLERIED LANDING

7' 0" x 8' 2" (2.14m x 2.50m) With UPVC double glazed window to the rear elevation, centre light point, loft access, smoke alarm, storage cupboard off housing hot water cylinder.

MASTER BEDROOM

10' 11" x 13' 10" (3.34m x 4.22m) With UPVC double glazed window to the front elevation, centre light point, single radiator, fitted wardrobe into recess.

BEDROOM 2

11' 0" x 11' 9" (3.36m x 3.60m) With UPVC double glazed window to the front elevation, centre light point, single radiator, storage cupboard fitted into recess with shelving.

BEDROOM 3

7' 1" x 10' 0" (2.17m x 3.07m) With UPVC double glazed window to the rear elevation, centre light point, single radiator, fitted storage cupboard.

FAMILY BATHROOM

6' 5" x 6' 10" (1.98m x 2.09m) With obscure UPVC double glazed window to the rear elevation, centre light point, single radiator, fitted with a three piece suite comprising of low level WC, wash hand basin, bath with part tiling, fitted Triton power shower over.

REAR GARDEN

Mainly laid to lawn with a wide range of mature shrub and tree borders, 2 x wooden garden sheds.

DIRECTIONS

From Spalding proceed in a southerly direction along the A16 Peterborough Road continuing without deviation for around 7 miles and taking a left hand turning on to the B1166 signposted Wisbech. Continue for 2 miles into Shepeau Stow, turn left into Back Bank and follow the road down for approx. 1 mile and then take a right hand turning into Farrow Road were the property is located on the left hand side.



GROUND FLOOR



1ST 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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TENURE Freehold

SERVICES Solid fuel heating, electric, water. Drainage to a shared Treatment Plant.

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anlian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11899

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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |