

EST 1770



Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



117 Broadgate, Whaplode Drove PE12 0TW

£249,995 Freehold

- No Chain
- 3 Bedroom Bungalow
- Village Location
- Recently Refitted Shower Room
- Viewing Recommended

Superbly presented 3 bedroom detached bungalow situated in a village location. Accommodation comprising entrance hallway, lounge, 3 bedrooms, recently refitted shower room, kitchen breakfast room, separate dining room, conservatory. Full UPVC double glazed windows and doors. Oil central heating.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION Leaded obscured composite door to the front elevation with matching obscured UPVC double glazed panel to the side leading into:

ENTRANCE HALLWAY 6' 9" x 16' 7" (2.07m x 5.06m) Coved and textured ceiling, 2 centre light points, access to loft space, radiator with radiator cover, vinyl plank flooring, door to:

LOUNGE 11' 8" x 15' 5" (3.57m x 4.71m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, TV point, double radiator, BT point.

From the Entrance Hallway a door leads into:

KITCHEN BREAKFAST ROOM 9' 4" x 12' 8" (2.86m x 3.87m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light spotlight fitment, storage



cupboard off housing shelving, vinyl mosaic style flooring, radiator with radiator cover, fitted with a wide range of base, eye level and drawer units, work surfaces over, tiled splashbacks, inset one and a quarter bowl stainless steel sink with mixer tap, space and plumbing for dishwasher and washing machine, integrated fridge freezer, integrated Rangemaster double fan assisted stainless steel oven, integrated Induction hob, Neff extractor hood over. Door into:

DINING ROOM 8' 3" x 9' 1" (2.52m x 2.79m) Skimmed ceiling, centre light point, double radiator, opening into:

CONSERVATORY 11' 2" x 11' 5" (3.42m x 3.50m) Hexagonal shaped with dwarf brick wall and UPVC double glazed windows to both sides and to the rear elevation, heat resistant polycarbonate roof, centre light point, vinyl plank flooring, UPVC double glazed French doors to the side elevation leading to the rear gardens.

From the Dining Room a door leads into:

BEDROOM 3 8' 4" x 11' 11" (2.55m x 3.64m) UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset downlighters, laminate flooring, double radiator.

From the Entrance Hallway door leads into:

MASTER BEDROOM 11' 5" x 11' 8" (3.48m x 3.57m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator.

From the Entrance Hallway a door leads into:

BEDROOM 2 9' 9" x 10' 9" (2.98m x 3.29m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, radiator.

SHOWER ROOM (RECENTLY FITTED) 5' 6" x 6' 10" (1.68m x 2.09m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, inset downlighters, radiator, vinyl mosaic flooring, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, double shower enclosure with fitted screen and fitted thermostatic Mira shower over.

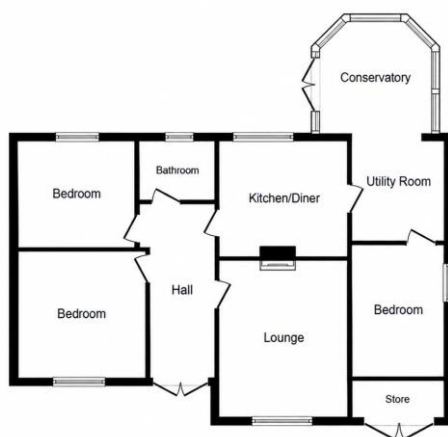
EXTERIOR Fencing to the front with vehicular access leading on to gravelled driveway providing multiple off-road parking. The front garden is mainly laid to lawn with a wide range of shrub and tree borders. External lighting. Gated access to both side elevations.

ATTACHED STORE Oil boiler, lighting, wooden doors.

REAR GARDEN Mainly laid to lawn with a wide range of mature shrubs and trees, garden pond and glasshouse. Cold water tap.

SERVICES Mains electric and water. Private drainage. Oil central heating.

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 then follow the road, taking a left hand turning into Broadgate Whaplode Drove where the property is located on the right hand side.



Floor Plan

TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND C

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S12147

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.

ADDRESS

R. Longstaff & Co LLP.

5 New Road

Spalding

Lincolnshire

PE11 1BS

CONTACT

T: 01775 766766

E: spalding@longstaff.com

www.longstaff.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	48 E	
21-38	F		
1-20	G		