

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



25 The Tilney, Whaplode PE12 6UW

£335,000 Freehold

- 3 Bedrooms
- Refitted Kitchen and Shower Room
- Garage, Off-Road Parking
- Gas Central Heating
- Viewing Recommended

Spacious and very well presented 3 bedroom detached bungalow situated in a popular village location. Accommodation comprising entrance hallway, lounge diner, REFITTED KITCHEN BREAKFAST ROOM, utility room, 3 bedrooms (en-suite to the master), 2 further bedrooms and REFITTED SHOWER ROOM. Enclosed rear gardens, multiple off-road parking, single garage.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION Open porch with lighting and newly fitted composite leaded obscured double glazed door leading into:

ENTRANCE HALLWAY 12' 2" x 4' 11" (3.73m x 1.51m) Coved and textured ceiling, 2 centre light points, smoke alarm, access to loft space, radiator, central heating thermostat, storage cupboard off housing hot water cylinder with slatted shelving, door to:

LOUNGE DINER 13' 2" x 30' 3" (4.01m x 9.22m) UPVC double glazed bay window to the front elevation, UPVC aluminium sliding patio doors to the rear elevation, coved and textured ceiling, 2 centre light points, 2 double radiators, TV point, 2 BT points, feature brick fireplace with marble insert and hearth with wooden mantle over with fitted electric pebble effect fire.

From the Entrance Hallway a door leads into:

RECENTLY REFITTED KITCHEN 13' 1" x 8' 8" (4.01m x 2.65m) UPVC double glazed window to the rear elevation, coved and textured ceiling, inset downlighters, vinyl plank flooring, double radiator, fitted with a



wide range of base, eye level, tall boy and drawer units, work surfaces over, tiled splashbacks, inset ceramic hob, integrated appliances including stainless steel fan assisted oven, combination microwave, Miele dishwasher, fridge freezer, under cabinet lighting. Walk-in pantry with fitted shelves, centre light point, extractor fan. Door into:

UTILITY ROOM 7' 8" x 5' 9" (2.35m x 1.76m) Obscured UPVC double glazed door to the rear elevation, UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, vinyl plank flooring, fitted with base units, worktop, stainless steel sink with taps, plumbing and space for washing machine, space for tumble dryer, space for freezer, central heating controls.

From the Entrance Hallway a door leads into;



MASTER BEDROOM UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, BT point, 3 double wardrobes fitted into recess, door into:

EN-SUITE SHOWER ROOM 8' 5" x 5' 6" (2.57m x 1.68m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre spotlight fitment, extractor fan, double radiator, vinyl plank flooring, fully tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, mirror and shaver point over, fully tiled shower cubicle with fitted thermostatic shower over.

BEDROOM 2 12' 10" x 10' 0" (3.93m x 3.05m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point.



BEDROOM 3 10' 5" x 9' 1" (3.2m x 2.79m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

SHOWER ROOM 8' 8" x 5' 8" (2.65m x 1.74m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre spotlight fitment, extractor fan, fully tiled walls, radiator, vinyl plank flooring, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and shaver point and mirror over, fully tiled double shower enclosure with fitted thermostatic shower over with rainfall shower head and further shower attachment tap.

EXTERIOR At the front of the property there is an extensive lawned area leading down the side along with a gravelled driveway providing multiple off-road parking and giving access to:

INTEGRAL GARAGE Newly fitted garage door, concrete floor, power and lighting, UPVC window and gas fired central heating boiler.

To the side of the garage the pathway leads to a hand gate which in turn leads to;

ENCLOSED REAR GARDEN Mainly laid to lawn with a wide range of mature shrub and tree borders, wooden summerhouse.



DIRECTIONS From Spalding proceed in an easterly direction along the A151 Holbeach Road through the villages of Weston and Moulton and on to Whaplode. Turn right into Churchgate, (JR Cycles on the corner), take the next left into Mill Lane and the first right into The Tilney where the property is situated on the left hand side.



AMENITIES Whaplode is a well-served village with amenities including bus route, two garages both incorporating shops, one with post office facilities. Restaurant and take-away, village hall and church. The nearby market towns of Holbeach and Spalding offer a wider range of amenities. The larger towns of Boston, King's Lynn and the city of Peterborough are all easily accessible by road and offer a wider range of amenities. Peterborough has a fast train link to London's King's Cross, journey time approximately 50 minutes.



TOTAL APPROX. FLOOR AREA 1374 SQ.FT. (127.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
 Made with Metropix iC2016

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND D

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 dlients and any joint agents a ccept no responsibility for any s tatement that may be made in these parti culars . They do not form part of any offer or contract and must not be relied upon as s tate ments or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property ei ther here or elsewhere, ei ther on their own behalf or on behalf of their dlient(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 gua rantee is given for any appa ratus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy the mselves of these by inspection or otherwise.

Ref: S11981

Viewings are to be arranged by prior appointment. We make every effort to produce a ccurate and reliable details but if there are any parti cular 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

