

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



The Haven, 140 Broadgate, Whaplode Drove PE12 0TW

£220,000 (Offers Over) Freehold

- Nicely Presented
- Three Bedrooms
- Conservatory
- Semi-Rural Location
- Large Gardens

**** NO CHAIN **** Nicely presented three bedroom detached bungalow situated in a semi-rural location with accommodation comprising of entrance porch, entrance hallway, three bedrooms, lounge/diner, kitchen, four piece family bathroom, conservatory, mature gardens to the front and rear with multiple off road parking for vehicles.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION Open porch with tiled floor with 2 x obscure wooden glazed windows, leading to a composite obscure double glazed door with matching obscured UPVC double glazed panel to the side elevation leading into:

ENTRANCE HALLWAY 8' 5" x 16' 2" (2.59m x 4.95m) With textured and coved ceiling with centre light point, loft access, smoke alarm, fitted oak effect laminated flooring, single radiator, storage cupboard off housing hot water cylinder with slatted shelving and central heating controls. Door off leading to:

KITCHEN 7' 11" x 14' 1" (2.42m x 4.31m) With UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the rear elevation leading into conservatory, textured ceiling with spotlight fitting and smoke alarm, ornamental beamed ceiling, radiator, storage cupboard off



with shelving. Fitted with a wide range of base, eye level and drawer units with preparation surfaces over tiled splash backs, plumbing and space for washing machine, water softener, integrated ceramic hob with Bosch extractor hood over, integrated double fan assisted Bosch oven, inset stainless steel sink with swan mixer tap, space for fridge and freezer.

LOUNGE/DINER 14' 2" x 16' 11" (4.33m x 5.16m) With UPVC triple glazed window to the front and side elevations, textured and coved ceiling with 2 x centre light points, 2 x double wall lights, double radiator, feature wooden fire surround with wrought iron inserts and marble hearth fitted with open fire and grate, TV point.



MASTER BEDROOM 8' 10" x 14' 9" (2.71m x 4.50m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, single radiator.

BEDROOM 2 8' 11" x 10' 11" (2.73m x 3.35m) With UPVC triple glazed window to the front elevation, textured and coved ceiling with centre light point, single radiator.

BEDROOM 3 6' 8" x 12' 1" (2.04m x 3.70m) With UPVC triple glazed window to the front elevation, textured and coved ceiling with centre light point, radiator.



FAMILY BATHROOM 9' 1" x 8' 7" (2.78m x 2.62m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, extractor fan, part tiled walls, full tiling to shower enclosure, fitted with a four piece suite comprising of low level WC, pedestal wash hand basin, bath, fitted Triton power shower with glass sliding doors.

CONSERVATORY 11' 1" x 14' 2" (3.39m x 4.34m) Of dwarf brick wall and UPVC construction with heat resistant polycarbonate roof with UPVC double glazed windows to both sides and to the rear elevations with opening t-light windows, UPVC double glazed French doors to the rear elevation, fitted 2 x wall lights, radiator.

EXTERIOR The property is approached by gravel driveway providing multiple off road parking for vehicles with shrub and tree borders with wooden gated access to the side leading into the rear garden, further wooden gated access to other side, outdoor lighting at the front leading to an

GARAGE 8' 2" x 8' 11" (2.51m x 2.74m) Attached single garage with up and over door with power and lighting, Worcester oil fired boiler, electric consumer unit board.



REAR GARDEN Paved pathways leading into patio area, the rear garden is mainly laid to lawn with a wide range of shrub and tree borders with fenced boundaries to both sides and rear with field views, oil tank, outdoor tap, coal bunker, outdoor flood lighting. Private drainage is located to the rear of the property.

STUDY/OFFICE 7' 7" x 7' 6" (2.33m x 2.30m) At the back of the garage there is a wooden built study/office with wooden glazed window to the side elevation, wooden glazed door to the rear elevation, power and lighting.



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 left hand side of the road.



TENURE Freehold

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

COUNCIL TAX BAND B

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: S12009

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		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		