



Cranesgate North, Whaplode St Catherines, PE12 6SR

£230,000

Ark Property Centre are delighted to offer for sale this detached three bedroom bungalow in the semi rural Whaplode St Catherines. Internally comprising entrance hall, lounge, kitchen diner with utility room, conservatory, three bedrooms and shower room. Externally there are generous front and rear gardens and gravel driveway leading to single garage. Contact Ark for more information.

Entrance Porch

Entrance Hall



Coving to textured ceiling with loft access, radiator.

Bedroom One 11'9" x 11'8" (3.58 x 3.56)



PVCu double glazed window to front. Laminate flooring. Coved and textured ceiling.

Bedroom Two 10'9" x 9'3" (3.28 x 2.82)



PVCu double glazed French doors to rear, coving to ceiling.

Bedroom Three 8'4" x 7'6" (2.54 x 2.29)



PVCu double glazed French doors to rear.

Shower Room



PVCu double glazed window, recessed ceiling

spotlights, fitted oversize shower cubicle, close coupled toilet and wash hand basin set in vanity unit with storage under, courtesy light with shaving point, wall mounted heated towel rail.

Dining Area 11'5" x 12'2" (3.48 x 3.71)

Kitchen 11'5" x 9'1" (3.48 x 2.77)



PVCu double glazed window to side, skimmed ceiling with recessed ceiling spotlights, tiled flooring. Fitted with a matching range of base and eye level units. Worktop space with inset sink and drainer, electric cooker with stainless steel extractor hood over, space and plumbing for dishwasher. Door to:

Utility Room



Range of base cupboards and drawer units set beneath the roll edge work surface. Matching eye level wall units. Ceramic tiled floor. Space and plumbing for washing machine. Skimmed ceiling.

Lounge 17'5" x 12'10" (5.31 x 3.91)



Two TV aerial points. Laminate floor. Wall light points. Coved and textured ceiling. Bowed window to front elevation.

Conservatory



Outside



The property sits central on its generous plot. To the front of the property is a gravel driveway and lawn with hedging. Side access leads to the rear garden which is enclosed by timber fence and hedging. There are a range of mature trees and timber storage shed.



Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING:

COUNCIL TAX BAND: C

PLEASE NOTE: The property is serviced by electric central heating.

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Ark Property Centre

If you are thinking about selling your property or

are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Property Postcode

For location purposes the postcode of this property is: PE12 6SR.

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Floor Plan

Area Map



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

