



36 Middle Road, Whaplode, PE12 6TW

£225,000

- Lovely established rear garden
- Double entry driveway
- Refurbished detached bungalow
- Two double bedrooms
- Kitchen diner
- Village location
- Neutral decor throughout
- A MUST VIEW !!!

Immaculate Bungalow with Stunning Garden in the Heart of Whaplode

This beautifully presented bungalow is ready for you to move straight in. The current owners have tastefully modernised the property throughout, creating a stylish and comfortable home.

To the rear, you'll find a well established garden that enjoys sunlight all day perfect for relaxing, entertaining, or simply soaking up the peace and quiet.

Homes like this in Whaplode don't come around often!

Fancy a look? Give us a call today.

Entrance Porch

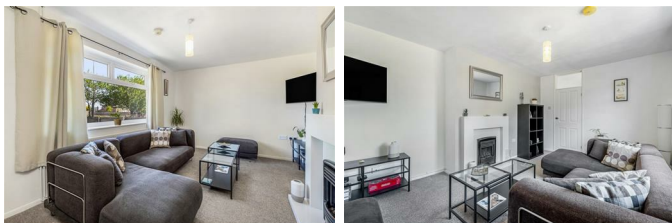
UPVC door to front. Wooden laminate flooring.

Entrance Hall



Wooden door to front. Loft access. Radiator. Airing cupboard with shelving. Wooden laminate flooring.

Lounge 11'6" x 15'9" (3.52m x 4.82m)



UPVC double glazed window to front. Radiator. Carpeted. Feature gas fireplace with surround.

Kitchen/Diner 11'0" x 9'3" & 8'0" x 12'10" (3.36m x 2.82m & 2.44m x 3.92m)



UPVC double glazed window to rear and side and door to rear. Radiator. Matching range of base and eye level units with roll-edged work surfaces over. Sink and drainer with taps over. Space and plumbing for washing machine. Space for fridge. Electric hob with extractor hood over. Integrated oven and grill under. Wall mounted gas boiler. Tiled splash backs.

Bedroom 1 9'11" x 11'3" (3.04m x 3.44m)



UPVC double glazed window to rear. Radiator. Carpeted.

Bedroom 2 9'10" x 11'3" (3.01m x 3.45m)



UPVC double glazed window to front. Radiator. Carpeted.

Bathroom 5'5" x 6'10" (1.67m x 2.10m)



UPVC double glazed window to rear. P shaped bath with mixer tap and electric mixer shower. Pedestal wash hand basin. Toilet. Fully tiled walls. Heated towel rail. Tiled flooring. Extractor fan.

Rear Lobby

UPVC double glazed door to rear. Storage cupboard (0.86m x 1.50m). Pedestrian door to garage.

Outside



Front: Dual entrance gravel driveway providing off

road parking for several vehicles. Lawn area. Side gated access to the rear garden.

Rear: Enclosed by timber fencing. Lawn area. Gravel seating area. Pathway leading to the rear of the garden with mature trees and bushes.

Garage 18'1" x 9'0" (5.53m x 2.75m)

Up and over vehicular door. Power and light connected. Window to side.

Property Postcode

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: No

Property construction: Brick built

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Variable over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland

District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D63

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.

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.

Ark Property Centre

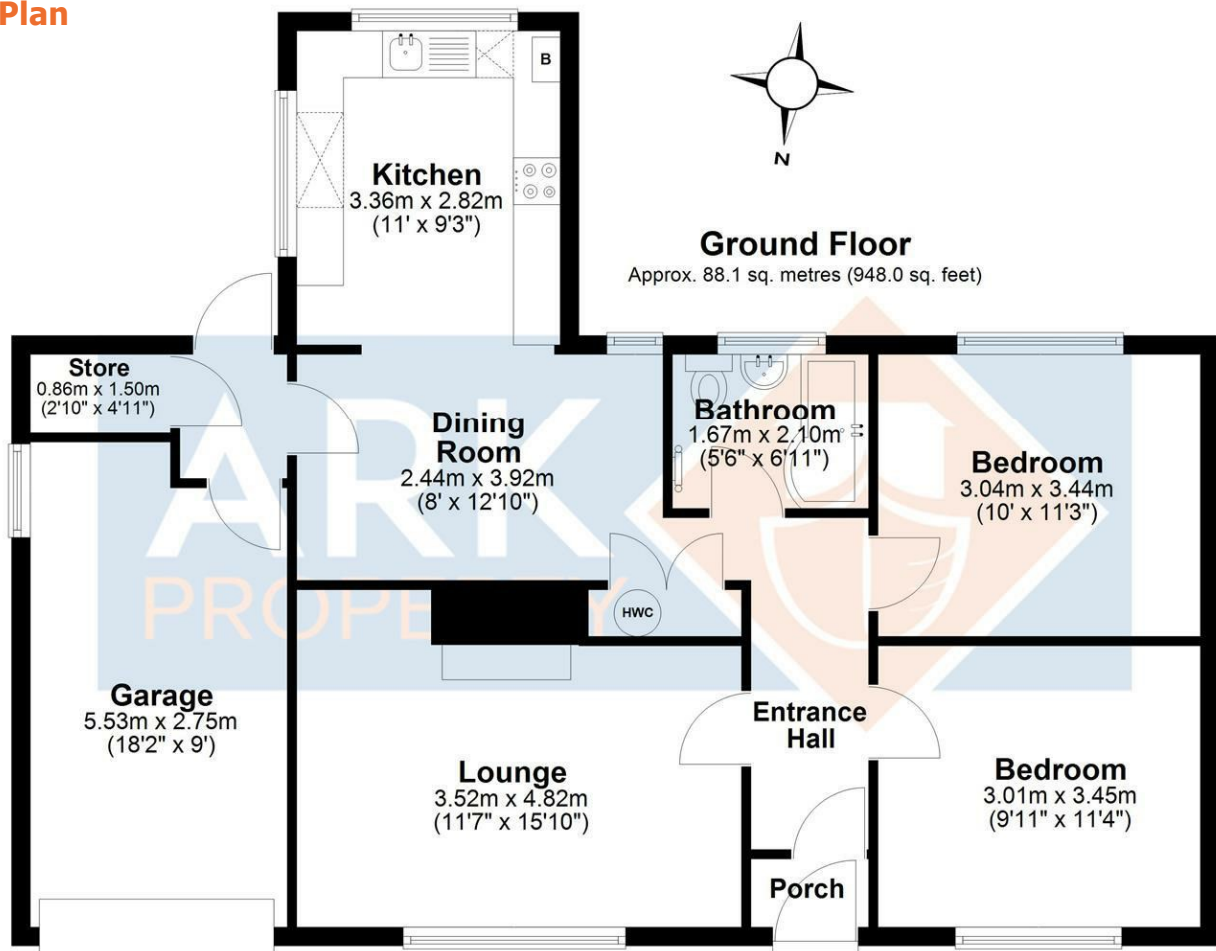
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

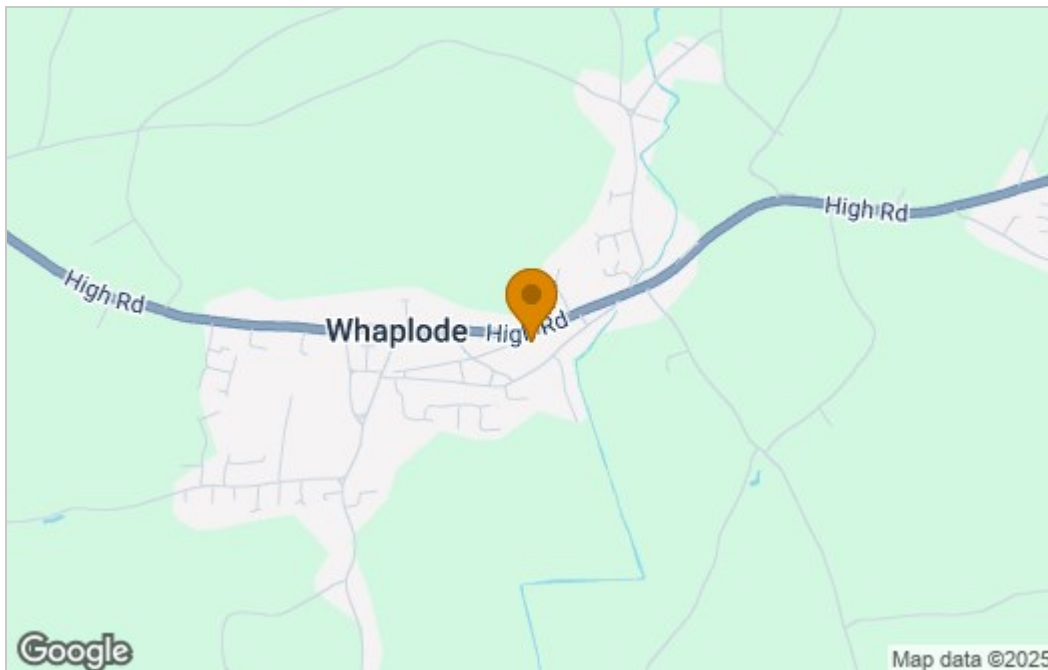
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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

Floor Plan

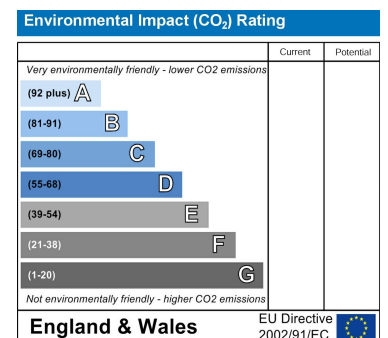
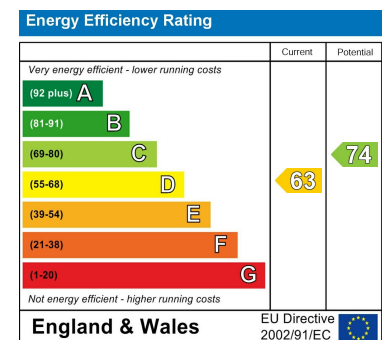


Total area: approx. 88.1 sq. metres (948.0 sq. feet)

Area Map



Energy Efficiency Graph



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