



275 High Road, Whaplode, PE12 6TG

£265,000

Discover your dream home with this stunning one-off build nestled in the heart of the village. Boasting three spacious bedrooms and a stylish kitchen diner, this property is the epitome of modern living. With ample off-road parking and tasteful design, it seamlessly integrates into its charming surroundings. Ready for immediate occupancy, seize the opportunity to make this beautiful property your own. Schedule your viewing today and embark on the journey to your perfect home.

Entrance Hallway

Stairs to first floor landing. Underfloor heating.

Living Room 18'0" x 11'9" (5.50 x 3.60)



Upvc window to front aspect and double doors opening to rear.

Kitchen Diner 18'0" x 15'0" (5.50 x 4.58)

Upvc window to front aspect. Understairs storage cupboard. U-shape kitchen with matching wall and base units and worktop over, breakfast bar, electric oven and hob, integrated dishwasher, sink with drainer and mixer tap over.

Utility Room

Upvc window to rear aspect. Door to side aspect leading to rear garden. Stainless steel sink drainer with mixer tap, units and worktop matching kitchen, space for tumble dryer and plumbing for washing machine

Cloakroom

Upvc window to side aspect. Wash hand basin. Toilet.

First Floor Landing

Upvc window to rear elevation.

Bedroom One

Upvc window to front, tv point, radiator and door to

En-Suite

Upvc window to side elevation, corner shower cubicle with rainwater head, wash hand basin, toilet, heated towel rail, partially tiled walls, vinyl flooring and extractor fan

Bedroom Two 13'5" x 8'9" (4.09 x 2.69)



Upvc window to front elevation and radiator

Bedroom Three 8'9" x 8'3" (2.67m x 2.51m)



Upvc window to rear elevation and radiator

Bathroom

Frosted Upvc window to rear elevation, bath with shower over, wash hand basin, toilet, heated towel rail, tiled effect flooring and extractor fan

Exterior

To the front - Gravelled area providing off road parking for multiple vehicles, electric car charging point and side gate leading to rear

Rear garden - Extended patio area with, garden area ready to seed and fully enclosed with timber fence panelling.

Property Postcode

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

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: TBC

COUNCIL TAX BAND: TBC

HEATING - Air-source heating system with underfloor heating to ground floor.

SOLAR PANELS -Owned solar panels which feeds back into grid.

FULL FIBRE - Broadband installed with date connections in each room

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.

PLEASE NOTE:

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

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

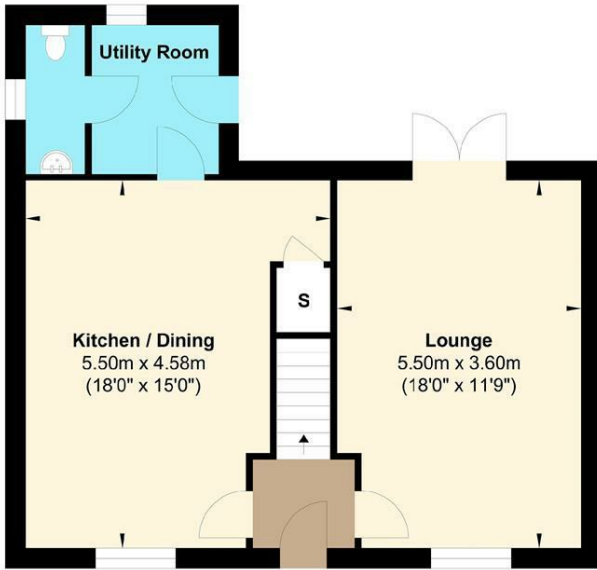
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

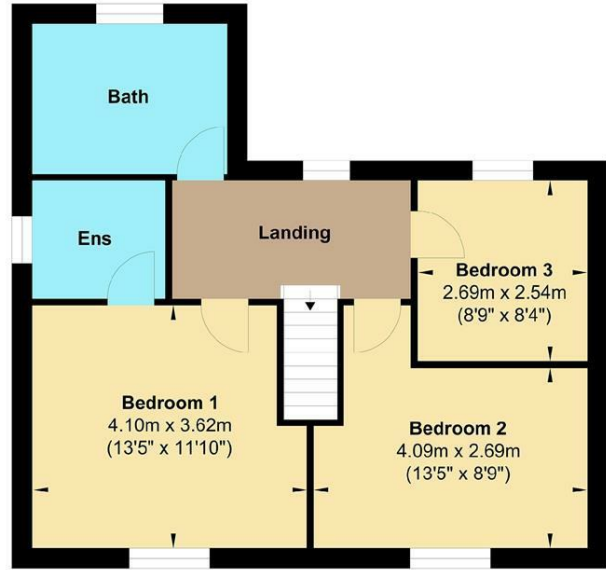
Disclaimer

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

Floor Plan



Ground Floor



First Floor

Gross Internal Floor Area : 104.22 m2 ... 1121.81 ft2
 This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale.
 Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

Area Map



Energy Efficiency Graph

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