

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



263 High Road, Whaplode, PE12 6TG

GUIDE PRICE - £249,995 Freehold

- No Chain
- Gas Central Heating
- 2 Double Bedrooms
- Single Garage
- Viewing Recommended

Well presented 2 Bedroom individual detached bungalow situated in a village location. Accommodation comprising entrance hallway, lounge, 2 double bedrooms, family bathroom and open plan kitchen diner. Single garage, driveway, mature gardens to the front and rear.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Open porch with tiled floor and through an obscure UPVC double glazed door leading into:

ENTRANCE HALLWAY

10' 0" x 9' 10" (3.06m x 3.02m) Coved and textured ceiling, 2 centre light points, smoke alarm, access to loft space, electric cupboard with new consumer unit, coat rail, central heating controls, radiator. Door to:

LOUNGE

14' 6" x 16' 0" (4.42m x 4.88m) UPVC double glazed window to the side elevation, UPVC double glazed door to the rear elevation, 2 UPVC double glazed windows to the rear elevation, coved ceiling, centre light point, double radiator, single radiator, 2 wall lights, TV point, built-in smoke alarm, glass shelving into recess, feature wooden fire place, marble insert and hearth and fitted Dimplex coal effect electric fire.



KITCHEN DINER

11' 6" x 21' 10" (3.53m x 6.68m) widening to 13'10" (4.22m) UPVC double glazed window to both sides and the rear elevation, coved and textured ceiling, centre light point, TV point, radiator, open archway kitchen which has an obscure UPVC double glazed door to the side elevation, coved and textured ceiling, strip light, smoke alarm, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink with taps, plumbing and space for washing machine, integrated fridge freezer, integrated Hygena gas hob with extractor hood over, integrated Neff eye level fan assisted oven.

From the Entrance Hallway door to:



MASTER BEDROOM

12' 0" x 16' 0" (3.66m x 4.89m) UPVC double glazed window to the front elevation, coved ceiling, centre light point, double radiator, TV point, fitted cupboard with shelving.

BEDROOM 2

8' 0" x 11' 7" (2.45m x 3.54m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point, USB charging points, fitted wardrobe into recess with hanging rail and shelving.



FAMILY BATHROOM

5' 11" x 8' 2" (1.81m x 2.49m) Obscure UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, stainless steel heated towel rail, fully tiled walls, extractor fan, mirrored medicine cabinet, storage cupboard off housing fitted Glow Worm boiler (recently fitted) with slatted shelving. Fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with taps with shower curtain and rail and fitted Mira power shower over.

EXTERIOR

Brick wall with open access for driveway and wrought iron pedestrian access gate. There is a gravelled driveway with turning bay and lawned area with a wide range of mature shrub and tree borders. There is a brick wall to the right boundary and fencing to the left boundary.

There is a gated access to the right hand side and open access to the left hand side leading down the side with lawned area, external lighting. Opening into:



REAR GARDEN

South facing garden, patio area, built-in ornamental well, glasshouse, fenced boundaries to the side and rear elevations, extensive patio area and external lighting. The garden is mainly laid to lawn with a wide range of mature shrub and tree borders.

SINGLE GARAGE

10' 8" x 17' 4" (3.26m x 5.30m) Electric up and over door, textured ceiling, skimmed walls, power points, strip light, obscure UPVC double glazed door to the rear elevation.

AMENITIES

Whaplode is a well-served village with amenities including bus route, two garages both incorporating shops, 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. Peterborough has a fast train link to London's King's Cross.





TENURE Freehold

SERVICES

Mains electric, gas and mains 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

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

Ref: S11000

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS

R. Longstaff & Co.
 5 New Road
 Spalding
 Lincolnshire
 PE11 1BS

CONTACT

T: 01775 766766
 F: 01775 762289
 E: spalding@longstaff.com
www.longstaff.com

Produced: 6 July 2022

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		