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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Lonta, 7 Stockwell Gate West, Whaplode PE12 6WG

GUIDE PRICE - £325,000 Freehold

- Detached Bungalow in Semi-Rural Location with Field Views
- 3 Double Bedrooms
- 2 Shower Rooms
- Generous South Facing Rear Gardens, Ample Parking
- Viewing Recommended

Detached bungalow with 3 double bedrooms, pleasant semi-rural location with ample off-road parking, generous sized gardens and open south facing rear aspect. Oil central heating. UPVC windows. Immaculate throughout.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

UPVC front entrance door to:

ENTRANCE HALL

Laminate flooring, radiator, spotlights, 2 fitted Airing Cupboards with shelving, smoke alarm.

SITTING ROOM

14' 0" x 13' 8" (4.28m x 4.19m) UPVC window to the front elevation, contemporary wall mounted electric fire, ceiling light, radiator, TV point, telephone point, doors opening into:

DINING KITCHEN

13' 4" x 11' 1" (4.07m x 3.40m) Comprehensively fitted with a range of modern units comprising base cupboards and drawers, eye level wall cupboards, laminate flooring, integrated fridge freezer, dishwasher, oven, 4 ring ceramic hob and stainless steel extra hood, radiator, wood effect



roll edge worktops, stainless steel one and a half bowl sink unit with drainer, carbon monoxide detector, oil fired combi boiler, spotlights, space for washing machine, partial wall tiling, door to:

CONSERVATORY

UPVC windows to the rear and side elevations, UPVC half glazed door to the rear, tiled floor.

Also from the main Reception Hall doors are arranged off to:

MASTER BEDROOM

11' 10" x 11' 10" (3.62m x 3.61m) UPVC window to the front elevation, radiator, fitted wardrobes.

BEDROOM 2

10' 0" x 8' 5" (3.05m x 2.58m) UPVC window to the rear elevation, radiator, laminate flooring.

BEDROOM 3

13' 1" x 8' 1" (4.01m x 2.47m) maximum UPVC window to the rear elevation, fitted wardrobe, radiator, laminate flooring.

SHOWER ROOM

UPVC window to the rear elevation, fitted three piece suite comprising corner shower cabinet with rain head shower and glazed doors, wash hand basin, low level WC, tiled walls, extractor fan.

SECOND SHOWER ROOM

Modern three piece suite comprising shower cabinet, wash hand basin and low level WC.

SPECIAL NOTE

The second shower room has been formed using part of the rear of the Garage as shown on the floorplan with access from a door from the hallway to the rear. This has therefore reduced the sized of the garage into a very useful store.

EXTERIOR

To the front of the property gravelled driveway and parking bay with ample parking and turning area, access to:

INTEGRAL GARAGE (UNDER SIZED NOW - SEE EARLIER NOTES)

Up and over door, concrete floor.

Gated access to the rear with extensive established mainly lawned south facing rear gardens with bushes, shrubs, stocked borders, decking area and paved patio.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road continuing past Moulton and on to Whaplode, turning left near the 4x4 garage into Stockwell Gate. Continue for 600 yards veering left into Stockwell Gate West and the property is situated on the left hand side.

AMENITIES

The village has various amenities including primary school, general stores, service stations, Church etc. Holbeach (2 miles) and Spalding (6 miles) offer an extensive range of facilities and the property also has easy onwards access to the towns of Boston, Kings Lynn and the city of Peterborough.



TENURE

Freehold

SERVICES

Mains water, electricity and drainage. Oil central heating.

COUNCIL TAX BAND

Band B

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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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.

Ref: S11398

ADDRESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		