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43 Broadgate, Whaplode Drove PE12 0TN

GUIDE PRICE - £197,950 Freehold

- 2 Bedroom Semi-Detached House
- Generous Sized Rear Garden
- Recently Refitted Kitchen and Bathroom
- Multiple Off-Road Parking, Garage
- Viewing Recommended

Well presented 2 bedroom semi-detached property situated in a prime location of the popular village of Whaplode Drove. Accommodation comprising entrance lobby, lounge, recently refitted kitchen diner, 2 double bedrooms and recently refitted bathroom. Multiple off-road parking, single garage. Enclosed rear gardens.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Obscured UPVC double glazed door leading into:

ENTRANCE LOBBY

3' 5" x 3' 6" (1.06m x 1.09m) Coved and textured ceiling, centre light point, smoke alarm, radiator, fitted oak effect laminate flooring, cupboard housing electric consumer unit board, staircase rising to the first floor, door into:

LOUNGE

13' 11" x 11' 0" (4.25m x 3.37m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, BT point, TV point, feature wooden fireplace with oak mantle with brick insert and tiled hearth with open fire, bespoke storage cupboards fitted into recess. Understairs storage cupboard.



KITCHEN DINER

9' 1" x 14' 6" (2.78m x 4.43m) UPVC double glazed window to the rear and side elevations, UPVC double glazed door to the rear elevation, skimmed and coved ceiling, centre spotlight fitting, radiator, fitted oak effect laminate flooring. Recently fitted with a wide range of base, eye level and drawer units with work surfaces over, tiled splashbacks, space for Range style cooker, plumbing and space for automatic washing machine, plumbing and space for dishwasher.

From the Entrance Lobby the staircase rises to:

HALF LANDING

Fitted radiator, UPVC double glazed window to the side elevation.

LANDING

Coved and textured ceiling, centre light point, access to loft space, door into:

MASTER BEDROOM

9' 1" x 14' 5" (2.79m x 4.41m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, feature wrought iron fireplace, fitted laminate flooring, TV point.

BEDROOM 2

8' 8" x 10' 11" (2.66m x 3.34m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, fitted oak effect laminate flooring, radiator, door into:

FAMILY BATHROOM

7' 10" x 8' 7" (2.39m x 2.62m) Obscured UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, tile effect laminate flooring, heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and glass mirror over, 'P' shaped bath with mixer tap and shower screen with fitted the mostatic shower over.

EXTERIOR

To the front there is a large gravelled driveway with mature trees. Wooden side access leading into the rear garden.

SECTIONAL SINGLE GARAGE

REAR GARDEN

Gravelled area, patio, cold water tap, oil fired boiler and oil storage tank. The rear garden is mainly laid to lawn with shrub and tree borders, open views to the rear.

SERVICES

Mains water and electricity. Oil central heating. Private drainage.

DIRECTIONS

Leave Spalding on the A16 heading towards Crowland. Turn left on to Hulls Drove, follow through the village of Shepeau Stow towards Whaplode Drove turning left on to Broadgate.

AMENITIES

There is a local primary school within Shepeau Stow and extensive amenities are available at Crowland (3 miles). The Georgian market town of Spalding is 9 miles from the property and the cathedral city of Peterborough is approximately 11 miles.

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



TENURE

Freehold

SERVICES

See Note

COUNCIL TAX BAND

Band A

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: S11432

ADDRESS

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Score	Energy rating	Current	Potential
92+	A		115 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		