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39 Mill Lane, Whaplode PE12 6TS

£259,995 Freehold

- Detached Bungalow
- Large Plot with Ample Parking and Good Sized Garden
- 2 Double Bedrooms
- Car Port and Garage
- Viewing Recommended

Superbly presented 2 bedroom detached bungalow situated in a popular village location. Accommodation comprising entrance hallway, lounge, dining room, kitchen breakfast room, bathroom with four piece suite, 2 double bedrooms. Multiple off-road parking with turning bay, car port and garage. Enclosed mature rear gardens. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with tiled floor leading to an obscure UPVC double glazed door with matching obscured UPVC double glazed panel to the side leading into:

ENTRANCE HALLWAY

5' 7" x 14' 9" (1.72m x 4.51m) Skimmed ceiling, centre light point, access to loft space (partly boarded with loft ladder and light), double radiator, central heating thermostat, fitted oak flooring, solid door into:

BEDROOM 1

11' 9" x 11' 8" (3.60m x 3.56m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, door into:

BEDROOM 2

9' 10" x 11' 3" (3.01m x 3.44m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator.



FAMILY BATHROOM

6' 4" x 7' 5" (1.94m x 2.27m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, fully tiled walls, tiled floor, stainless steel heated towel rail, fitted with a four piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below, oval bath with central mixer tap, shower enclosure with rainfall shower head.

From the Entrance Hallway a solid door leads into:



DINING ROOM

9' 5" x 11' 10" (2.89m x 3.62m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, radiator, electric consumer unit board, fitted oak flooring, part glazed door into Kitchen and part glazed door into:



LOUNGE

11' 10" x 13' 4" (3.61m x 4.07m) UPVC double glazed window to the front elevation, 2 UPVC double glazed windows to the side elevation, skimmed ceiling, centre light point, double radiator, TV point, telephone point, fitted multi fuel burner with slabbed hearth and oak mantle over.



KITCHEN BREAKFAST ROOM

10' 9" x 15' 4" (3.28m x 4.69m) UPVC double glazed windows to the side elevation, UPVC double glazed windows to the rear elevation, UPVC double glazed door to the side elevation, skimmed ceiling, 2 centre light points, oak effect laminate flooring, double radiator, wall mounted Viessman boiler (gas), fitted with a wide range of base, eye level and drawer units with work surfaces over, tiled splashbacks, inset sink with mixer tap, fitted breakfast bar with stools, further area off with worktop, space and plumbing for washing machine and dishwasher, integrated stainless steel gas hob, extractor hood over, integrated Stoves stainless steel fan assisted oven, smoke alarm, Carbon Monoxide detector.



EXTERIOR

Hedged boundary to the front and wrought iron gated pedestrian with paved pathways, double wrought iron gated access for vehicles leading on to extensive gravelled driveway with turning bay. Lighting, covered car port with concrete standing area with double electric socket leading to Garage.

The front garden is mainly laid to lawn with a wide range of mature shrub and tree borders.



GARAGE/WORKSHOP

11' 10" x 21' 5" (3.62m x 6.55m) Power and lighting, separate electric consumer unit board, up and over door.

Wrought iron gate leading into:

REAR GARDEN

Cold water tap, external lighting, paved pathways, patio.

GLASSHOUSE

8' 1" x 12' 6" (2.48m x 3.82m)

Wooden garden tool shed, wooden summerhouse, vegetable patch. The rear garden is mainly laid to lawn with a wide range of mature shrub and tree borders.

WOODEN SUMMERHOUSE

Double doors.

ENTERTAINING AREA

Patio area, pergola over, covered decking area, bar with power and TV point.



DIRECTIONS

From Spalding proceed in a easterly direction along the A151 Holbeach Road. Proceed through Weston and Moulton on to Whaplode. Proceed through Whaplode and take a right hand turning into Churchgate and immediately left on to Mill Lane.



AMENITIES

Situated in the pleasant south Lincolnshire village of Whaplode, just 6 miles from the centre of the Georgian market town of Spalding, and 2 miles from Holbeach. The property lies within ½ mile of the centre of the village, which has a new Co-op convenience store, 2 Petrol Stations, Public House, Indian restaurant, and well as Primary school, Church and Village Hall. The nearby villages of Moulton and Weston have additional facilities including Primary school, Churches, Butchers, Fish and Chip shop, and further Public houses, village shops and the renowned Baytree Garden Centre. The market towns of Spalding and Holbeach have a further extensive range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and





railway stations, as well as Springfields Outlet Centre. There is an extensive bus service to Spalding and Kings Lynn from the bus stop (within ½ mile) – the 505. The larger towns of Boston (15 miles), Kings Lynn (20 miles) and the city of Peterborough (18 miles) all offer a wide range of facilities and Peterborough has access to the A1 and the East Coast mainline (London's Kings Cross minimum journey time 46 minutes).





Awaiting Floorplan

Awaiting EPC

TENURE Freehold

SERVICES All Mains

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

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Ref: S11505

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.

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