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## Church View, Churchgate, Whaplode PE12 6TA

**£269,500 Freehold**

- 3 Bedroom Bungalow
- No Onward Chain
- 3 Double Bedrooms
- Spacious Accommodation
- Viewing Recommended

Spacious individual detached bungalow with generous sized gardens in pleasant non-estate village location. Driveway and garage. Large reception hall, sitting room, breakfast kitchen, conservatory, walk-in pantry, 2nd kitchen/utility room, 3 double bedrooms, bathroom and separate WC. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### **ACCOMMODATION**

Recessed storm porch with tiled step and outside light. Door to:

#### **RECEPTION HALL**

14' 0" x 9' 4" (4.29m x 2.87m) Radiator, wooden flooring, coved cornice, ceiling light, smoke alarm, telephone point, door to:

#### **SITTING ROOM**

16' 1" x 13' 11" (4.92m x 4.25m) Dual aspect with UPVC windows to the front and side elevations, radiator, coved cornice, ceiling light, fitted carpet, coal effect gas fire and point with decorative surround, TV point.

#### **BREAKFAST KITCHEN**

12' 11" x 12' 3" (3.94m x 3.75m) minimum Comprehensive range of fitted base cupboards and drawers beneath the worktops with inset one and a quarter bowl Franke sink unit with mixer tap, matching eye level wall cupboards, glazed display cabinets, telescopic towel rail, cooker hood, half tiled walls, tiled floor, fluorescent strip light, coved cornice, UPVC windows to the rear and side elevations, radiator, door to:

#### **WALK-IN PANTRY**

5' 10" x 5' 5" (1.80m x 1.66m) Obscure glazed side window, ceiling light, power points.





Also from the Kitchen part glazed door to:

#### **REAR LOBBY**

5' 3" x 5' 0" (1.61m x 1.53m) Tiled floor, coat hooks, part glazed external entrance door, doors arranged off to:

#### **STORE**

7' 3" x 7' 11" (2.21m x 2.42m) Range of base cupboards, roll edged worktop, door to:

#### **CONSERVATORY**

10' 7" x 6' 11" (3.25m x 2.12m) maximum Dwarf brick and UPVC construction with pitched polycarbonate roof, ceiling light with propeller style fan, tiled floor, UPVC French doors.

#### **UTILITY/2ND KITCHEN**

8' 2" x 7' 11" (2.50m x 2.43m) Worktop with fitted base cupboards beneath, Hotpoint fan oven, 4 ring gas hob (not commissioned) and cooker hood above, eye level wall cupboards, single drainer sink unit, three quarter height provision cupboard, vinyl floor covering, UPVC side window.



From the Reception Hall further doors are arranged off to:

#### **BEDROOM 1**

14' 9" x 10' 11" (4.51m x 3.33m) including full width range of modern fitted triple wardrobes. Knee-hole style dressing table, UPVC window to the front elevation, coved cornice, radiator, ceiling light.

#### **BEDROOM 2**

12' 11" x 10' 11" (3.96m x 3.33m) UPVC window to the side elevation, coved cornice, ceiling light.



#### **BEDROOM 3**

12' 11" x 10' 0" (3.94m x 3.05m) UPVC window to the rear elevation, ceiling light, coved cornice, radiator.

#### **BATHROOM**

9' 1" x 6' 3" (2.78m x 1.93m) Three piece suite comprising panelled bath with hot and cold taps and tiled surround, independent shower cubicle with Triton electric shower, pedestal wash hand basin, 2 ceiling lights, radiator, built-in Airing Cupboard housing the modern Ideal Logic gas fired central heating boiler with slatted shelves.

#### **SEPARATE WC**

6' 3" x 2' 11" (1.91m x 0.89m) Low level suite, half tiled walls, tiled floor, obscure glazed window, ceiling light.



#### **EXTERIOR**

The property occupies a generous sized plot with concrete and gravelled driveway providing back to back parking for a number of cars. There is a car port and access to:

#### **DETACHED GARAGE**

18' 4" x 9' 0" (5.61m x 2.76m) Of concrete block construction with concrete floor, power socket, up and over door, corrugated roof.

To the front of the property there is an established lawned garden with low brick wall to the front boundary, stocked borders, pathway from the hand gate, extensive lawned area to the side (south) of the property and then a gated access to a courtyard/paved patio area with outside light and access through to the remainder of the side and rear garden mainly laid to lawn with a gravelled area and timber boarded fencing to the rear boundary and paved patio.

#### **ATTACHED BRICK STORE**

8' 9" x 4' 1" (2.68m x 1.27m) Power and lighting.



#### **DIRECTIONS**

From Spalding proceed in an easterly direction along the A151 Holbeach Road continuing to the village of Whaplode, turning right into Churchgate, proceed for around 400 yards and the property is situated on the left hand side.



**TENURE** Freehold

**SERVICES** Mains electricity and water. Gas central heating. Drainage to a septic tank.

**COUNCIL TAX** BAND C

**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: S11706**

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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GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan, the measurements of floors, ceilings, beams and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in their operation or efficiency can be given. Made with MapInfo 2002.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

