



## 19 Wesley Road, Whaplode, PE12 6UR

**Guide Price £225,000**

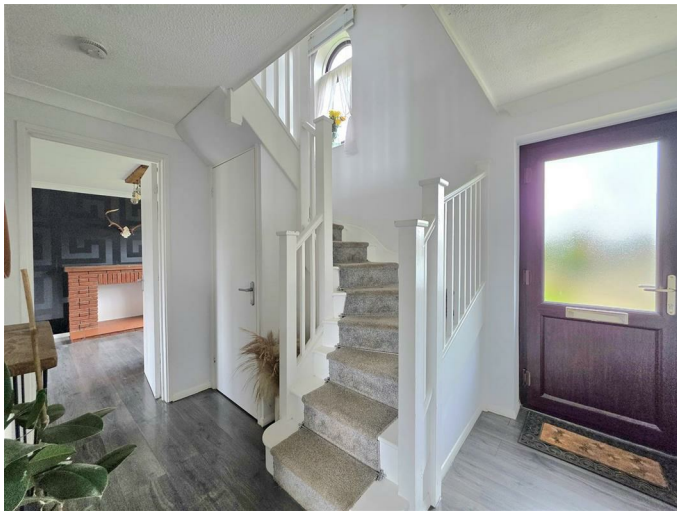
- Great frontage with ample off road parking
- Garage to front
- Neutral decor
- Popular village setting
- Three bedrooms
- Cul de sac location
- Great size lounge
- Nice flowing layout
- Good size rear garden
- Take advantage of this well priced home

Well Positioned Home in the Popular Village of Whaplode

Nicely positioned within the ever-popular village of Whaplode, this linked detached property sits comfortably on a generous plot.

To the front, there is ample parking leading to a garage, offering both convenience and practicality. Inside, the property provides spacious accommodation throughout, with well proportioned rooms ideal for modern family living. To the rear, you'll find a great sized garden, perfect as a blank canvas to create your ideal outdoor space. Don't miss out, book your viewing today!

**Entrance Hall 10'8" x 8'10" (3.26m x 2.70m)**



PVC double glazed door to front. Laminate flooring. Radiator. Stairs to first floor landing. Built-in store cupboards.

**Cloakroom**

PVC double glazed window to side. Two piece suite comprising toilet. Wash hand basin. Radiator.

**Lounge 16'11" x 14'2" (max) (5.17m x 4.33m (max))**



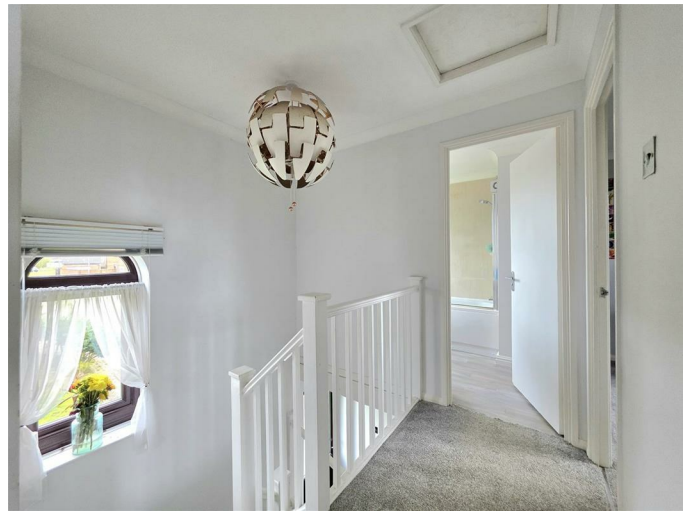
PVC double glazed window to front. French doors to rear. Feature fireplace. Laminate flooring. 2 radiators.

**Kitchen/Diner 8'7" x 10'4" (2.64m x 3.15m)**



PVC double glazed window and door to rear. Matching range of base and eye level units with worktops over. Stainless steel sink unit with drainer and mixer tap. Space and plumbing for washing machine. Space for cooker. Extractor hood over. Space for fridge/freezer. Laminate flooring.

**First Floor Landing 6'6" x 8'5" (2.00m x 2.58m)**



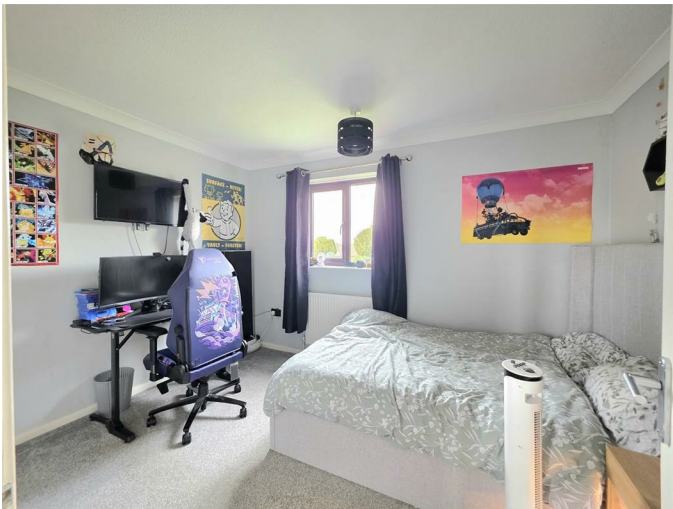
Arched window to front. Built in airing cupboard. Loft access.

**Bedroom 1 8'8" x 12'11" (2.66m x 3.95m)**



PVC double glazed window to rear. Built in wardrobes. Radiator.

**Bedroom 2 8'6" x 11'11" (2.61m x 3.64m)**



PVC double glazed window to rear. Built in storage cupboard. Radiator.

**Bedroom 3 7'6" x 8'7" (2.31m x 2.62m)**



PVC double glazed window to front. Radiator.

**Bathroom**



PVC double glazed window to front. Laminate flooring. Three piece white suite comprising panelled bath with shower over. Wash hand basin. Toilet. Radiator. Shaver point.

**Outside**



The front of the property has a block paved driveway providing off road parking and leading to

the single garage. Lawn area.  
The rear garden is enclosed by timber fencing.  
Lawn area. Patio area.

### Garage

Up and over vehicular door. Power and light connected. Pedestrian door to rear.

### Property Postcode

For location purposes the postcode of this property is: PE12 6UR

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Verified Material Information

Tenure: Freehold  
Council tax band: B  
Annual charge: No  
Property construction: Brick built  
Electricity supply: Octopus  
Solar Panels: No  
Other electricity sources: No  
Water supply: Anglian Water  
Sewerage: Mains  
Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Variable over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C69

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

#### Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

#### **Disclaimer**

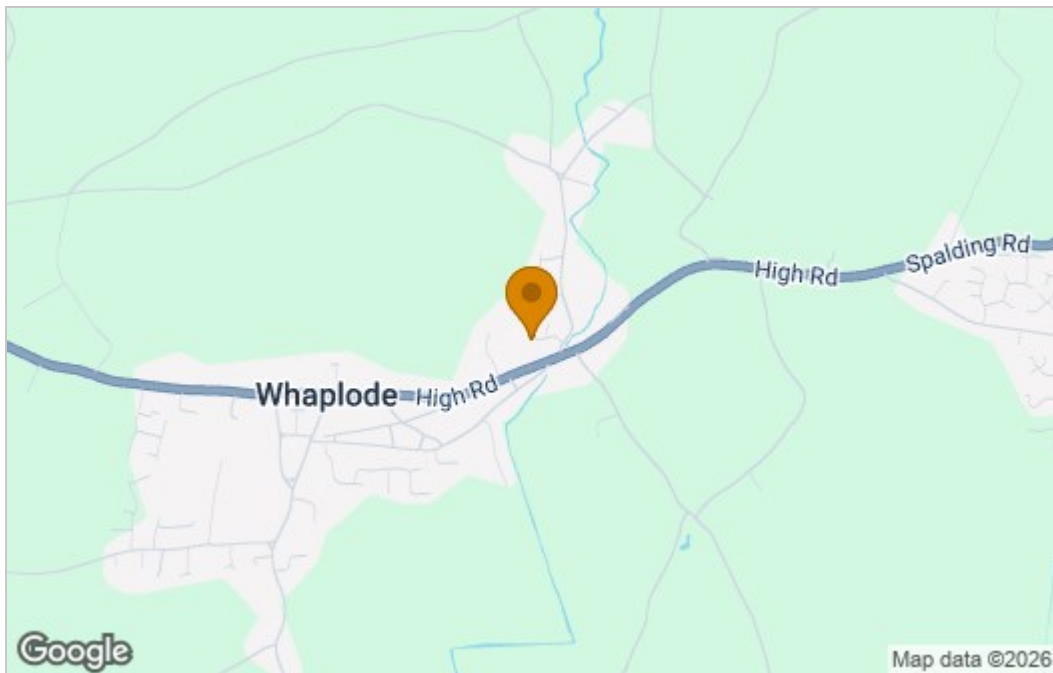
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



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Energy Efficiency Graph

