ARK PROPERTY

144 High Road, Whaplode, PE12 6TX

£225,000

- Oversized garage and other outbuildings
- Ample off road parking for multiple cars
- Neutral decor throughout
- Popular village setting
- Real kerb appeal to front with bay windows
- Lovely size back garden
- Traditional layout
- Sold with no chain

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Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

A beautifully presented two bedroom detached bungalow situated on a generous plot in the popular village of Whaplode. The property offers plenty of character and charm, with a traditional layout and attractive frontage featuring two bay windows, creating excellent kerb appeal.

Externally, the property benefits from ample off-road parking for multiple vehicles, leading to an oversized garage, while the generous rear garden offers plenty of outdoor space and is complemented by multiple useful outbuildings.

Internally, the bungalow is neutrally decorated throughout and features a modern kitchen, providing a comfortable and versatile living environment.

The property is offered for sale with no forward chain, making it an appealing opportunity for a range of buyers. An internal viewing is highly recommended to fully appreciate the accommodation, plot and position on offer.

Entrance Hall

Entrance door to front. Radiator. Wood effect flooring. Loft access.

Lounge 22'3" x 10'11" (6.80m x 3.34m)

PVC double glazed window to side. PVC double glazed bay window to front. Four radiators. Wood effect flooring. PVC double glazed French doors leading to garden.

Kitchen 10'0" x 10'2" (3.06m x 3.12m)

PVC double glazed window to rear. PVC double glazed window to front. Fitted with a matching range of base and eye level units with worktop space over. Composite sink unit with drainer and mixer tap. Tiled splash backs. Integrated dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Built in oven. Five ring gas hob with extractor hood. over. Tiled flooring. Door to garden.

Bedroom 1 12'11" (into bay) x 11'0" (3.96m (into bay) x 3.37m)

PVC double glazed bay window to front. Radiator. Wood effect flooring.

Bedroom 2 10'11" x 7'10" (3.33m x 2.40m)

PVC double glazed window to rear. Radiator. Wood effect flooring.

Bathroom 7'9" x 6'6" (2.38m x 1.99m)

PVC double glazed window to rear. Fitted with a four-piece suite comprising panelled bath. Pedestal wash hand basin. Tiled shower enclosure with fitted electric shower and glass door. Close coupled toilet. Partially tiled walls. Extractor fan. Heated towel rail. Wood effect flooring.

Garage 32'7" x 11'2" (9.95m x 3.41m)

Tandem garage with power and lighting connected. Windows to side. Remote controlled electric roller door. Pedestrian door.

Summer House 13'1" x 7'4" (4.00m x 2.25m)

Windows to front. French doors. Power and light connected.

Lean-to 6'3" x 20'8" (1.91m x 6.30m)

Outside

The front of the property has a gravel driveway providing off road parking and leading to the tandem garage. Lawn area. Side access to the rear garden.
The rear garden has a lawn area. Patio seating area. Gravel area. Out buildings with power and light. Outside tap. Outside lighting.

Property Postcode

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

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: EDF
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Septic tank
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 Likely 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 Tandem Garage
Building safety issues: No
Restrictions: Not known
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - medium. 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: D62

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

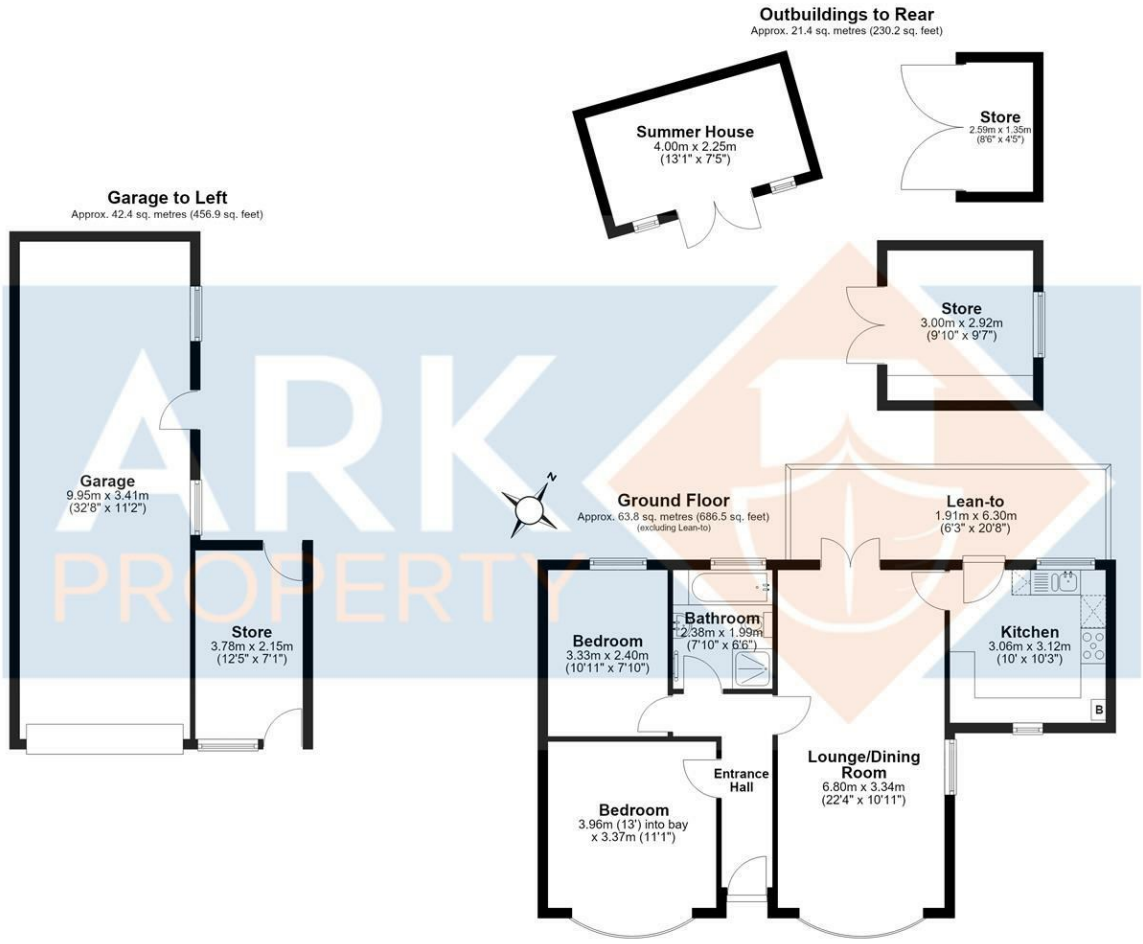
We can also offer full Financial and Solicitor services.

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

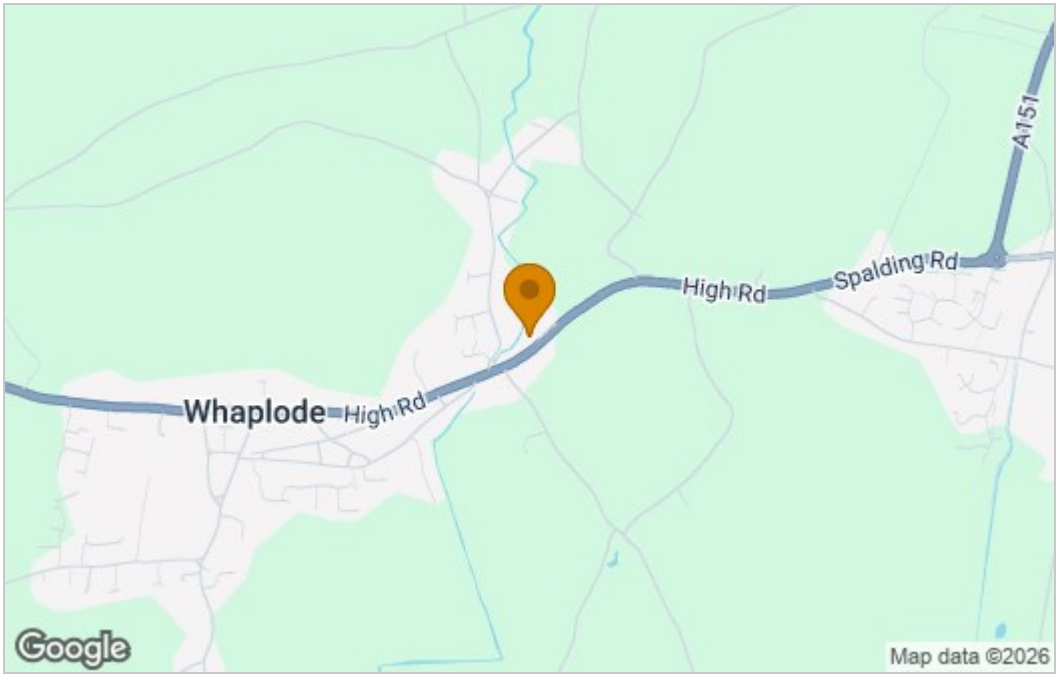
Floor Plan



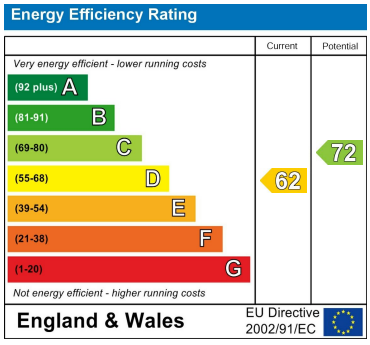
Total area: approx. 127.6 sq. metres (1373.6 sq. feet)

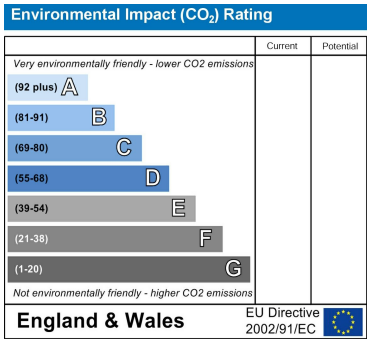
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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