



£227,500

3 Middle Road, Whaplode, Spalding, Lincolnshire PE12 6TW

SHARMAN BURGESS

**3 Middle Road, Whaplode, Spalding,
Lincolnshire PE12 6TW
£227,500 Freehold**

ACCOMMODATION

ENTRANCE HALL

With front entrance door, coved cornice and textured ceiling, radiator, stairs rising to first floor landing.

LOUNGE

14' 4" x 13' 5" (4.37m x 4.09m)

With uPVC double glazed window to front aspect, feature fireplace with electric stove style heater, radiator, coved cornice.

An immaculately presented three bedroom semi detached house situated in the popular village of Whaplode with accommodation comprising in brief a lounge, kitchen diner, conservatory, with three bedrooms and family bathroom to the first floor. Further benefits include a low maintenance garden, garage and off road parking.



SHARMAN BURGESS



KITCHEN DINER

16' 10" x 11' 0" (5.13m x 3.35m)

With a fitted kitchen comprising a range of base level units, drawer units and eye level wall units including glazed display cabinets and plate rack, solid Oak worktops with tiled splashbacks, Belfast style sink with mixer tap, space for Range style cooker with extractor hood over, built-in storage cupboard housing the wall mounted gas central heating boiler, radiator, coved cornice, uPVC double glazed window to rear aspect, door to side aspect, further double doors leading through to the conservatory.

CONSERVATORY

8' 9" x 7' 8" (2.67m x 2.34m)

Of brick and uPVC double glazed construction. With tiled flooring, uPVC double glazed French doors leading out to the rear garden.

FIRST FLOOR LANDING

With stairs rising from the entrance hall, uPVC double glazed window to side aspect, built-in storage cupboard with radiator within, doors to bedrooms and bathroom.

BEDROOM ONE

11' 1" x 9' 4" (3.38m x 2.84m)

With uPVC double glazed window to rear aspect, radiator, coved cornice, built-in double wardrobe.

BEDROOM TWO

12' 1" x 8' 5" (3.68m x 2.57m)

With uPVC double glazed window to front aspect, radiator, coved cornice.



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

9' 0" x 8' 1" (2.74m x 2.46m)

With uPVC double glazed window to front aspect, radiator, coved cornice,

BATHROOM

Having a three piece suite comprising a deep panelled bath with mixer tap and rainfall shower with hand held shower attachment over and fitted screen, low level WC with concealed cistern, wash hand basin with vanity unit beneath and further additional storage units, tiled splashbacks, heated towel rail, obscure uPVC double glazed window to rear aspect, built-in storage cupboard.

EXTERIOR

To the front, the property is fully enclosed and approached via double gates leading to the driveway, which is predominantly laid to gravel and provides ample off road parking as well as access to the car port and single garage.

CAR PORT

Providing sheltered parking and vehicular access to the garage.

SINGLE GARAGE

With up and over door, served by power and lighting.

REAR GARDEN

The well presented rear garden is predominantly laid to paving for ease of maintenance and interspersed with well stocked borders housing a variety of plants, shrubs and trees. To the rear of the garden is a feature decked area providing further seating and entertaining space. The rear garden is enclosed by fencing and served by two double external power points.

AGENTS NOTE

In accordance with Section 21 of The Estate Agents Act 1979 prospective purchasers are advised that the Vendors are a relative of an employee of Sharman Burgess.

REFERENCE

310722/ROB



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

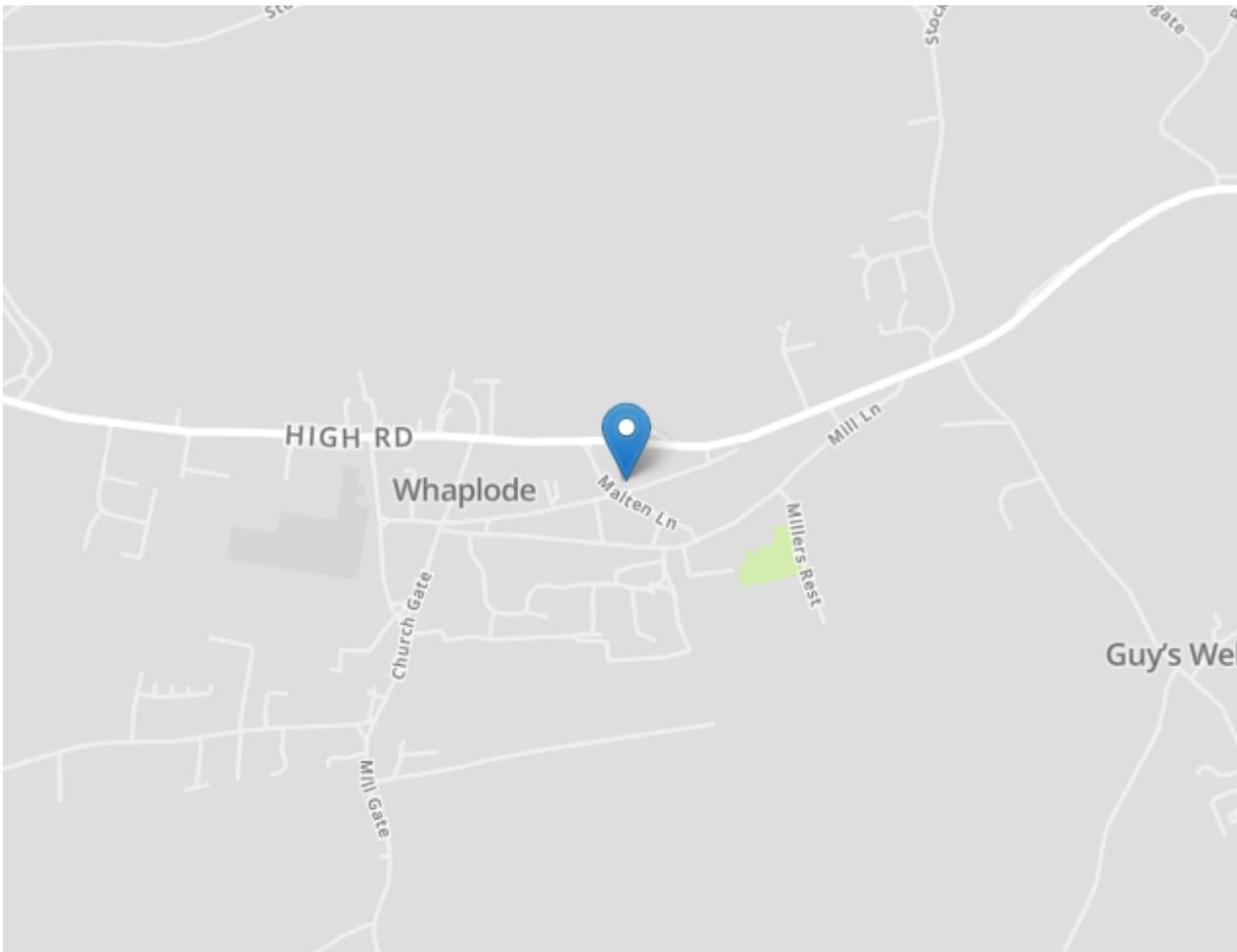
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

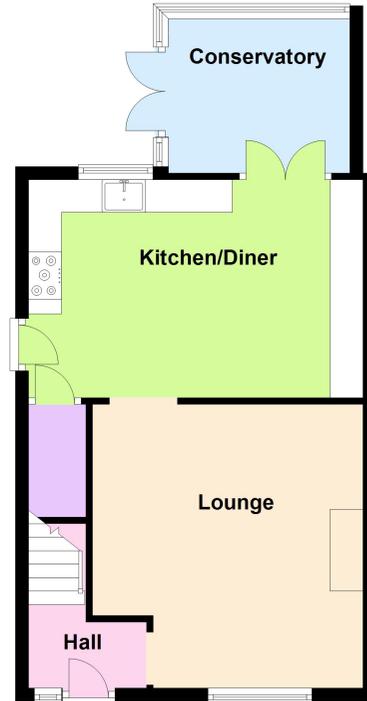
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of Â£150.

If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of Â£100 upon completion. For more information, please call us on 01205 361161.

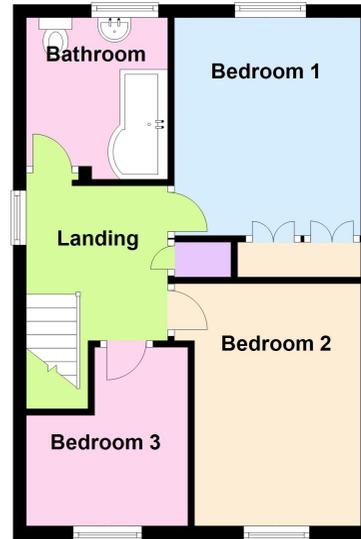


SHARMAN BURGESS

Ground Floor
Approx. 499.0 sq. feet



First Floor
Approx. 425.9 sq. feet



Total area: approx. 924.9 sq. feet



t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | 74 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |