



**Harebell, Kirk Gate, Whaplode, Spalding, PE12 6TE**

**welcome to**

**Harebell, Kirk Gate, Whaplode, Spalding**

Three bedroom executive detached bungalow, STUNNING ACCOMMODATION INCLUDING LARGE OPEN PLAN KITCHEN LIVING AREA WITH BI-FOLDING DOORS. Separate utility, family bathroom & EN-SUITE TO MASTER. Ample off road parking, DETACHED DOUBLE GARAGE, front lawn & fully enclosed rear garden. VIEWING ADVISED!!



### **Entrance Hall**

With loft access, built-in cloaks cupboard and airing cupboard

### **Open Plan Kitchen Living Area**

22' 5" x 26' 9" ( 6.83m x 8.15m )

Having a range of wall and base units, work surfaces and a single bowl sink. Integrated double electric oven, four ring induction hob, stainless steel extractor, plate warming tray, dishwasher and wine cooler. There is a central island with slate work surface and 2-seater breakfast bar, tiled floor in the kitchen/dining area, multi-fuel burner in the lounge area and fully bi-folding doors to the rear with fitted electric blinds

### **Utility**

5' 7" x 12' 11" ( 1.70m x 3.94m )

Having fitted wall and base units, work surface and single bowl stainless steel sink. Space for washing machine and tumble dryer, tiled floor, extractor and wall mounted gas boiler

### **Bedroom 1**

12' 3" x 13' ( 3.73m x 3.96m )

Built-in wardrobe

### **En-Suite**

5' 4" x 8' 3" ( 1.63m x 2.51m )

Comprising three piece suite of WC, inset sink and double shower cubicle with dual head thermostatic shower. Extractor, heated towel rail, shaving point, tiled floor and partly tiled walls

### **Bedroom 2**

13' x 10' 9" ( 3.96m x 3.28m )

### **Bedroom 3**

11' 10" x 10' 8" ( 3.61m x 3.25m )

### **Family Bathroom**

6' 10" x 12' 11" ( 2.08m x 3.94m )

Comprising four piece suite of WC, sink, bath with shower head attachment and walk-in double shower cubicle with dual head thermostatic shower. Extractor, heated towel rail, shaving point and tiled floor

### **Outside**

To the front of the property there are double gates leading to a block paved driveway which in turn offers ample off road parking and gives access to a detached double garage. There is a small lawn enclosed by a feature brick wall to the front and dual side gate access to the rear. Enclosed by timber fencing, the rear garden features a central lawn with mature shrub and plant borders, an Indian sandstone patio, an outside tap and electric point

### **Detached Double Garage**

18' 3" x 18' 2" ( 5.56m x 5.54m )

Having electric roller door, power and lighting

### **Property Specifications**

The property benefits from underfloor heating throughout the property that is powered by a mains gas boiler. There are also 11 solar panels installed that are owned outright by the property



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welcome to

## Harebell Kirk Gate, Whaplode, Spalding

- THREE DOUBLE BEDROOM EXECUTIVE DETACHED BUNGALOW
- LARGE OPEN PLAN KITCHEN LIVING SPACE & SEPARATE UTILITY
- FAMILY BATHROOM & EN-SUITE TO MASTER
- AMPLE OFF ROAD PARKING & DETACHED DOUBLE GARAGE
- FRONT LAWN & FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: D



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG113440 - 0003

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