



Cobgate, Whaplode SPALDING PE12 6UL

welcome to

Cobgate, Whaplode SPALDING

Three bedroom detached bungalow, POPULAR VILLAGE LOCATION. Lounge, kitchen & rear utility area. FAMILY BATHROOM WITH THREE PIECE SUITE. Ample off road parking & SINGLE GARAGE. Fully enclosed rear garden with timber shed & OFFERING GREAT PRIVACY



Entrance Hall

Having loft access. Laminate flooring. Built-in cupboard with a wall mounted boiler.

Lounge

14' 6" x 11' 6" (4.42m x 3.51m)

Comprising of a fireplace with free standing electric fire.

Kitchen

10' 9" x 10' 3" (3.28m x 3.12m)

Having wall and base units. one and a half bowl stainless steel sink. Space for an electric oven, fridge and freezer. Stainless steel extractor. Wood effect surfaces. Tiled flooring.

Utility Room/ Conservatory

6' 6" x 11' 5" (1.98m x 3.48m)

Having space for a washing machine and tumble dryer. Tiled flooring. Side door to the garden.

Bedroom One

12' 2" x 11' 9" (3.71m x 3.58m)

Bedroom Two

9' 9" x 10' 9" (2.97m x 3.28m)

Bedroom Three

11' 9" x 8' (3.58m x 2.44m)

Bathroom

5' 5" x 8' 1" (1.65m x 2.46m)

Comprising of a W/C. Pedestal sink. Bath with electric shower over. Tiled flooring. Partially tiled walls.

Exterior

Front: Graveled drive for approximately 3/4 cars. Small lawn. Range of mature shrubs and flowers. Side gate to the rear.

Rear: Enclosed by fencing. Central lawn with borders to the rear and side. Timber shed. Garden shed.

Garage

15' 11" x 8' 4" (4.85m x 2.54m)

Having up and over door. Power and lighting. Side door to gardens.

Agent Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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Cobgate, Whaplode SPALDING

- THREE BEDROOM DETACHED BUNGALOW IN POPULAR VILLAGE LOCATION
- LOUNGE, KITCHEN & UTILITY ROOM
- FAMILY BATHROOM WITH THREE PIECE SUITE
- AMPLE OFF ROAD PARKING & SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113313 - 0003

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