



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, polished black granite work surfaces and a single bowl sink. Integrated double electric oven, four ring induction hob, stainless steel extractor, plate warming tray, dishwasher, integrated fridge freezer and wine cooler. There is a central island with granite work surface and 4-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, with individual thermostats in every room for precise and comfortable temperature control. There are also 11 solar panels installed that are owned outright by the property.

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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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

£380,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG113440 - 0007

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