

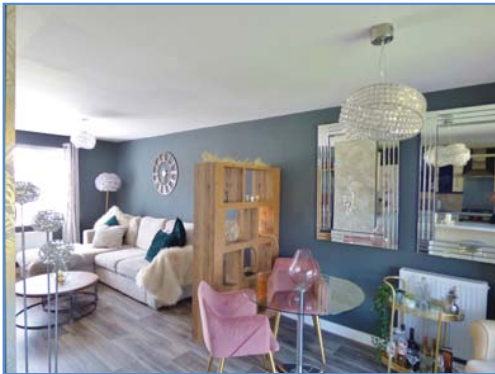
Welch Close, Whaplode, Nr Spalding, PE12 6FZ.



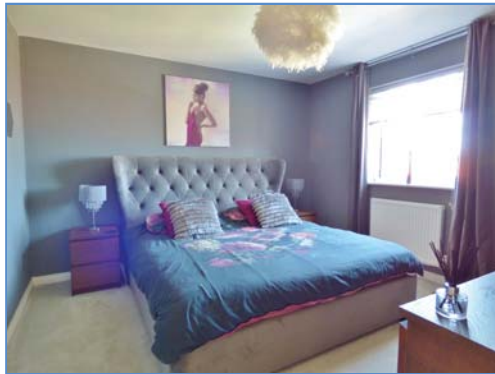
Kitchen Area



Lounge Area



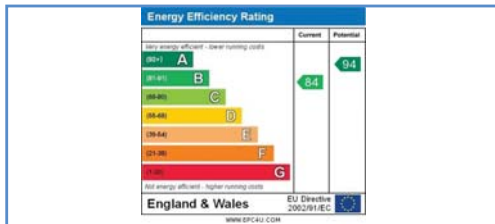
Lounge/ Dining Area



Bedroom One



Rear Garden



Energy Performance Certificate

Harrison Rose

Estate Agents

FOR SALE



Well presented, detached three bedroom home in Whaplode.

Welch Close, Whaplode, Nr Spalding, PE12 6FZ.

- VILLAGE LOCATION
- DETACHED FAMILY HOME
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- GARAGE & OFF ROAD PARKING

£249,950

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Ref: S117

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Ground Floor

Entrance Hall

UPVC double glazed window to side, built-in storage cupboard, single radiator, stairs leading to landing, door to:

Lounge Area 3.51m (11'6") x 3.37m (11'1")

UPVC double glazed window to front, double radiator, TV point, open plan to:

Kitchen/Diner 5.58m (18'4")max x 2.54m (8'4")max

Fitted with a matching base and eye level units with worktop space over and matching breakfast bar, 1+1/2 bowl stainless steel sink with mixer tap, built -in oven with four ring gas hobs and extractor hood over, built-in dishwasher, plumbing for automatic washing machine, space for fridge/freezer, single radiator, spotlights, uPVC double glazed window to rear, uPVC double glazed patio doors to garden.

WC

Fitted with a two piece suite comprising a pedestal wash hand basin and low level WC, tiled splashback.

First Floor

Landing

UPVC double glazed window to rear, built-in storage cupboard, single radiator, doors to:

Bedroom 1 3.53m (11'7") x 3.48m (11'5")

UPVC double glazed window to rear, single radiator.

Bedroom 2 3.24m (10'8") x 2.00m (10'9")

UPVC double glazed window to front, single radiator, TV point.

Bedroom 3 5.71m (18'9") x 2.65m (8'8")

Two uPVC double glazed windows to front, two skylights, single radiator, access to loft, door.

Bathroom

Fitted with a three piece suite comprising, a bath, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, electric fan heater, uPVC frosted double glazed window to front.

Outside

The front of the property is mainly paved allowing for off road parking, lawn to the side, access to garage housing gas boiler via an up and over door.

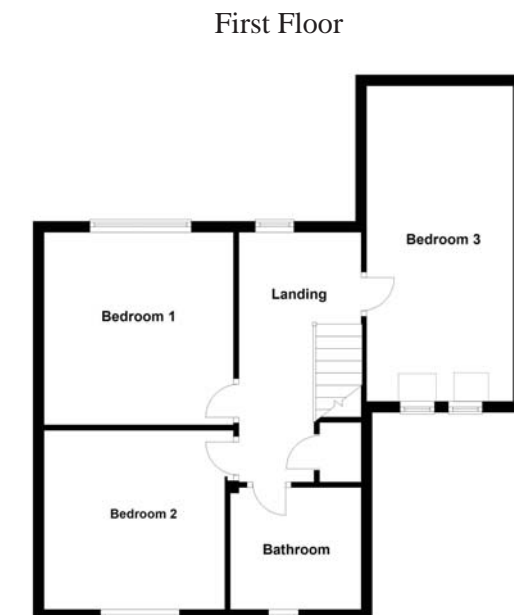
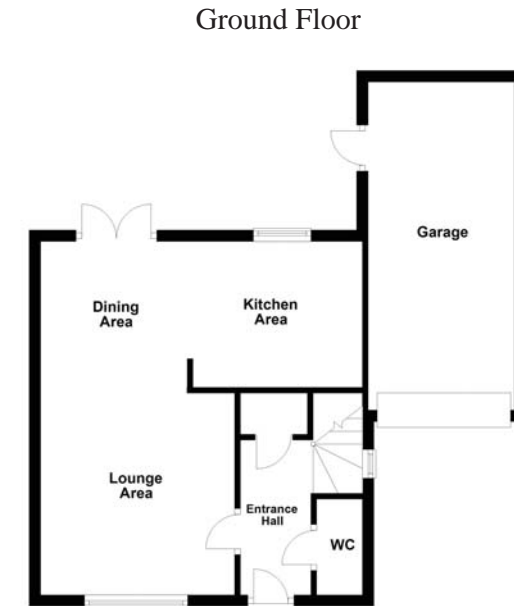
Rear garden, mainly laid to lawn with patio doors from the dining area leading out to covered patio area with lighting, and further seating area to the rear, a mixture of shrubs and bushes to border, external tap.

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