

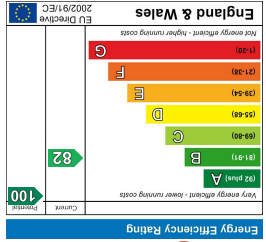
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**

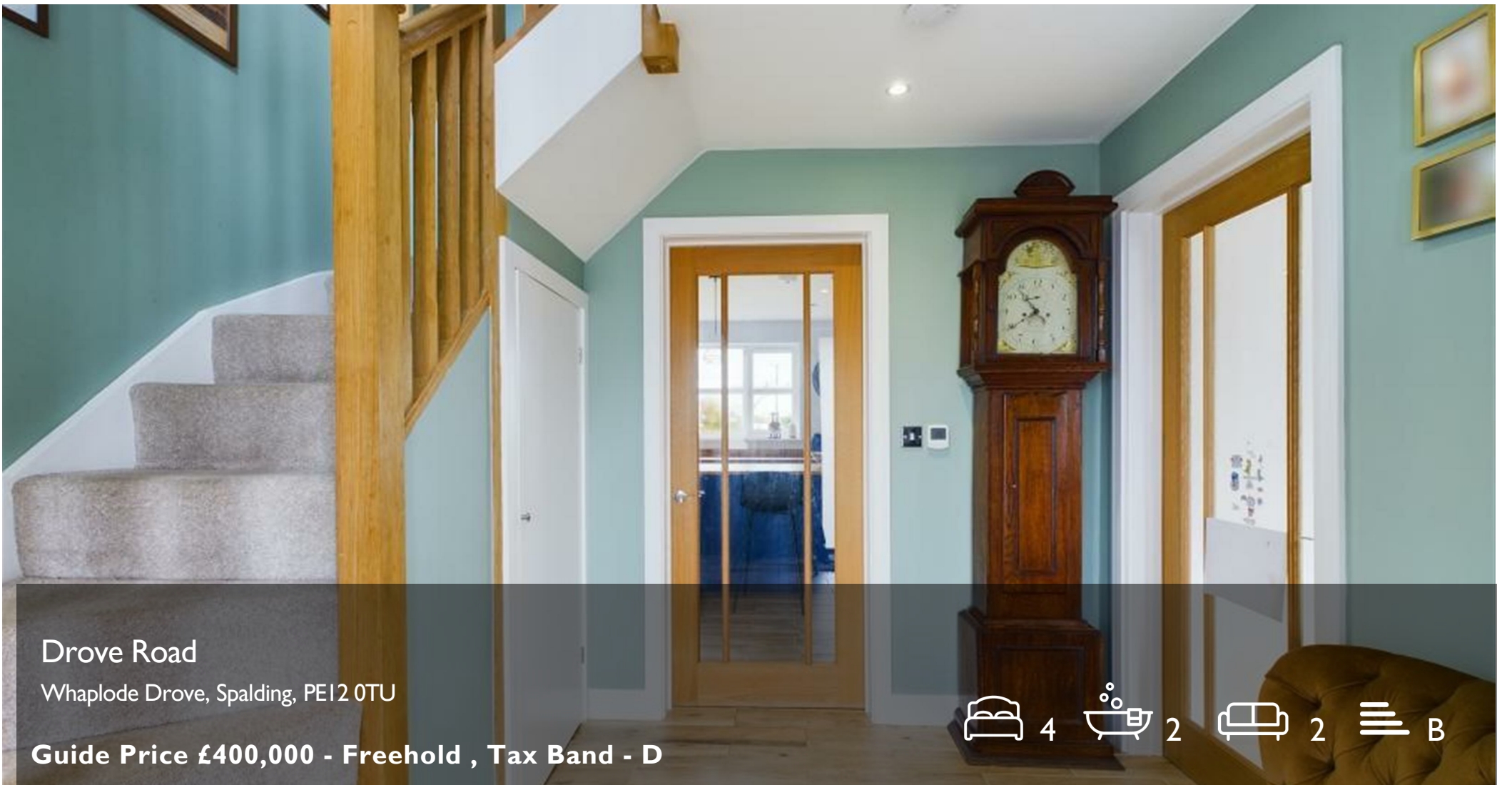
**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Drove Road**

Whaplode Drove, Spalding, PE12 0TU

**Guide Price £400,000 - Freehold , Tax Band - D**

4 2 2 B

## Drove Road

### Whaplode Drove, Spalding, PE12 0TU

GUIDE PRICE £400,000 - £419,000

Introducing a superbly designed property that offers spacious living throughout its 191 square metre area. This professionally styled home consists of two well-thought-out levels that promise not only comfort, but added utility. Benefiting from air source pump heating and modern private drainage.

Access to the property leads to a spacious entrance hall showcasing an impressive oak staircase integrating function, style and versatility. Access to a good sized room currently used as a playroom but offering potential for home office or a cosy snug/family room. This floor also provides a fantastic combined kitchen and living area with breakfast bar island unit furnished with integrated appliances, bi-folding doors lead to the patio and rear garden/countryside views, paving the pathway for a seamless cooking and dining experience. Complementing the kitchen is a good sized utility room and a modern two-piece suite doakroom. There is an internal access door leading to the oversize garage. Ascending to the first floor and spacious landing leading to four double bedroom. The impressive master bedroom benefiting from a walk in wardrobe allowing for extensive storage and organisation, a superb modern ensuite affording guaranteed relaxation in luxury. Outside to the front there is open plan gravel access and generous parking for a number of vehicles plus an oversize garage. To the rear is a lawned garden, patio area, timber pergola and decking area perfect for outside dining, with Lincolnshire countryside views. This unique property marks the convergence of space, utility, and elegant design, ensuring a well-rounded lifestyle suited to diverse needs and preferences. Early viewing advised.



**Entrance Hall**  
2.95 x 2.95 (9'8" x 9'8")

**Kitchen/Dining Area**  
9.24 x 4.02 (30'3" x 13'2")

**Living Area**  
3.93 x 3.10 (12'10" x 10'2")

**Utility Room**  
1.75 x 4.02 (5'8" x 13'2")

**WC**

**Family Room**  
3.90 x 2.93 (12'9" x 9'7")

**Landing**  
2.58 x 4.05 (8'5" x 13'3")

**Master Bedroom**  
3.97 x 5.57 (13'0" x 18'3")

**Wardrobe**  
3.98 x 1.52 (13'0" x 4'11")

**En-Suite To Master Bedroom**  
2.56 x 2.99 (8'4" x 9'9")

**Bedroom Two**  
4.38 x 2.99 (14'4" x 9'9")

**Bathroom**  
3.19 x 2.97 (10'5" x 9'8")

**Hallway**  
1.06 x 2.15 (3'5" x 7'0")

**Bedroom Three**  
2.93 x 2.61 (9'7" x 8'6")



**Bedroom Four**  
2.35 x 2.97 (7'8" x 9'8")

**Garage**  
2.94 x 4.90 (9'7" x 16'0")

**EPC - B**  
82/101

#### IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property NOT allowed: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: No  
Registered easements: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Single Garage, Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Domestic Small Sewage Treatment Plant  
Heating: Electric Mains, Heat Pump Air Source  
Internet connection: Fixed Wireless  
Internet Speed: up to 47Mbps  
Mobile Coverage: O2 - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

