

Dowsdale Bank

Whaplode Drove, Spalding, PE12 0UA

Offers In Excess Of £510,000 - Freehold, Tax Band - D

5 2 2 C

Floor Plan



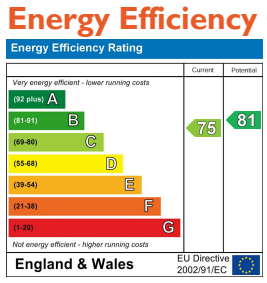
Area Map



Viewing

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.

Energy Efficiency Graph



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 guarantee. 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 licencing 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.

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City and County Crowland proudly presents this exceptional property located in the serene surroundings of Dowsdale Bank, Whaplode Drove, Spalding. This detached bungalow offers a unique opportunity with its two reception rooms, five bedrooms, and two bathrooms, making it an ideal family home.

Situated in a semi-rural location, Willowdale boasts picturesque Lincolnshire countryside views both at the front and rear of the property. Set on an impressive approximately half-acre plot, the landscaped gardens feature a stunning bespoke Koi pond, terraced decking, a summer house, and a fully fitted cabin with modern amenities - perfect for a home office or creative space. light and power and internet connected. The property also includes a single garage with electric roller doors and three additional store rooms currently serving as a workshop, gym, and log store, presenting endless possibilities for conversion into an annex or separate dwelling (subject to planning permission).

Upon entering the bungalow, you are greeted by a spacious reception hallway leading to four double bedrooms and a cosy living room with a recently installed log burning stove. The open plan kitchen-dining-snug area is a highlight, featuring bespoke units, a matching island unit, and an adjoining utility room with a new Grant oil-fired central heating boiler. The master bedroom offers a luxurious en-suite shower room and an adjoining dressing area, providing a private retreat within the property. Outside, the extensive gravel driveway offers parking for up to six vehicles, in addition to the garage and outbuildings. Don't miss the chance to own this one-of-a-kind property that seamlessly blends modern amenities with the tranquillity of countryside living.
Full fibre internet connectivity (66-73 mbps) to the principle dwelling , ideal for todays working from home scenario.. Contact us today to arrange a viewing and experience the charm of Willowdale for yourself.

Entrance Hall
8.99 x 1.48 (29'5" x 4'10")

Living Room
4.15 x 5.21 (13'7" x 17'1")

Snug
3.55 x 3.47 (11'7" x 11'4")

Kitchen/Diner
6.74 x 3.72 (22'1" x 12'2")

Utlity Room
2.21 x 2.36 (7'3" x 7'8")

Master Bedroom
6.32 x 3.70 (20'8" x 12'1")

En-Suite To Master Bedroom
2.21 x 2.15 (7'3" x 7'0")

Bedroom Two
2.96 x 3.62 (9'8" x 11'10")

Bedroom Three
2.94 x 3.64 (9'7" x 11'11")

Bedroom Four
2.86 x 3.63 (9'4" x 11'10")

Bathroom
3.24 x 2.02 (10'7" x 6'7")

Bedroom Five
2.93 x 3.09 (9'7" x 10'1")

Garage
7.84 x 3.76 (25'8" x 12'4")

Workshop
4.82 x 3.76 (15'9" x 12'4")













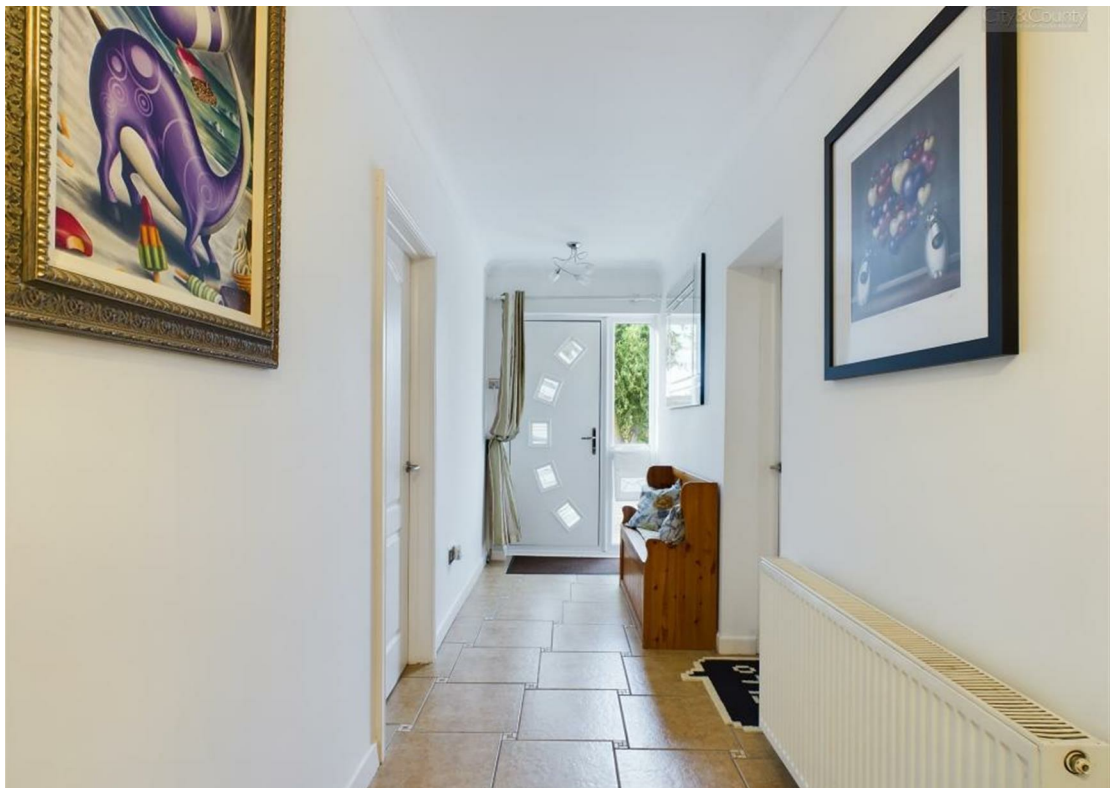












Storage Room Three/Gym
3.62 x 3.76 (11'10" x 12'4")

Storage Room One/Workshop
2.90 x 4.84 (9'6" x 15'10")

Storage Room Two/Log Store
2.93 x 3.65 (9'7" x 11'11")

Cabin
7.25 x 2.12 (23'9" x 6'11")

EPC - C
75/81

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lateral Living, Level Access, Wheelchair Accessible
Building safety: No
Known planning considerations: No
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: Not Known
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: Not Known
Right of way public: No
Right of way private: No
Registered easements HMLR: No
Shared driveway: Yes
Loft access: No
Drain access: Not Known
Other: Not Known
Parking: Double Garage, Driveway Private, Garage Detached
Solar Panels: Yes – Owned Outright
Water: Mains
Electricity: Mains Supply
Sewerage: Cesspit
Heating: Oil
Internet connection: Fixed wireless
Internet Speed: up to 73Mbps
Mobile Coverage: TBC

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.