



Disclaimer
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Dowdsdale Bank, Whaplode Drove, Spalding, Lincolnshire, PE12 0TX
£340,000

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City and County are very pleased to offer for sale this deceptively spacious DETACHED BUNGALOW offering tremendous potential for further improvement / extension STPP. The property has been extended to the side elevation to provide additional living quarters with its own side access – perfect for conversion to an annex. The bungalow is located on Dowdsdale Bank, approximately 6 miles East from Crowland, set against the back drop of the vast Lincolnshire skyline with countryside views to both the front and rear. The property benefits from electric radiator heating and is also on private drainage.

The kitchen/breakfast room has been replaced with a range of olive green base and eye level units, the main bathroom has been updated to a wet room incorporating a shower area, WC, and wash hand basin. There are three bedrooms, a further shower room, second reception room, a conservatory and a rear porch. Generous patio area to the rear, with an extensive lawned garden, and field views beyond. There is a detached double garage with electric doors, light, and power connected. To the front is an extensive dual access gravel driveway providing ample parking for a number of vehicles. The property is being sold with NO FORWARD CHAIN.

Entrance Hall

4'11" x 15'6" (1.51 x 4.73)

Living Room

12'0" x 16'0" (3.67 x 4.89)

Kitchen

12'2" x 10'0" (3.72 x 3.05)

Porch

10'9" x 5'11" (3.30 x 1.81)

Bathroom

6'8" x 5'5" (2.05 x 1.66)

Master Bedroom

12'0" x 12'0" (3.68 x 3.67)

Bedroom Two

10'0" x 10'11" (3.07 x 3.35)

Sunroom

9'9" x 13'0" (2.99 x 3.97)

Bedroom Three

7'10" x 9'5" (2.41 x 2.89)

Dressing Area

4'6" x 7'8" (1.39 x 2.36)

En-Suite

3'0" x 7'5" (0.93 x 2.28)

Family Room

7'9" x 18'1" (2.38 x 5.52)

Garage

20'0" x 20'2" (6.11 x 6.16)

EPC: Awaiting

Tenure: Freehold

DRAFT DETAILS AWAITING VENDORS APPROVAL

