



£200,000

2 Bedroom Detached Bungalow for sale  
Homelands Cross Street, Whaplode, Spalding





## Overview

A spacious two-bedroom detached bungalow offering immense potential, situated on a generous corner-style plot with a garage and no upward chain. Offered to the market for the first time in many years, this detached bungalow represents a fantastic opportunity for developers, first-time buyers, or those looking to downsize and customise their forever home. While the property requires cosmetic modernisation throughout, it has been well-maintained and boasts a bright, airy atmosphere with a highly functional layout. Call 24/7 or book online for a viewing.



## Key Features

- Detached Bungalow in a sought-after residential location.
- Two Generous Double Bedrooms
- Extensive Kitchen/Breakfast Room with high remodel potential
- Spacious Lounge with large feature windows
- Attached Garage and private off-road parking
- No Upward Chain for a faster, simpler purchase
- Refurbishment Opportunity
- Call 24/7 or Book Online to get a viewing





This charming detached bungalow offers a fantastic opportunity for those looking to put their own stamp on a home. With a spacious layout and plenty of natural light, it's a project brimming with potential.

#### Exterior & Entrance

As you approach, the property features a wraparound front garden enclosed by a classic timber picket fence. A private driveway leads to an attached garage, providing ample off-road parking.

Entering through the arched front porch, you step into a bright, welcoming hallway. The hallway features neutral floral wallpaper and durable flooring, leading to a large built-in storage cupboard and access to all primary rooms.

#### Living Spaces

**Lounge:** A generously sized room situated at the front of the bungalow. Large windows flood the space with light, and the coved ceilings add a touch of character.

**Kitchen/Breakfast Room:** This expansive L-shaped kitchen offers plenty of workspace and cabinetry. It currently features a dual-aspect view, retro-tiled splashbacks, and a breakfast bar area. There is significant room here for a modern reconfiguration.

**Sunroom:** Located off the rear of the kitchen, the lean-to sunroom provides a



quiet spot to enjoy views of the garden regardless of the weather.

## Bedrooms & Bathroom

**Primary Bedroom:** A spacious double room with soft lilac walls and a large window overlooking the rear garden.

**Second Bedroom:** Another comfortable double bedroom featuring warm tones and views of the front garden.

**Shower Room:** A clean, fully tiled wet-room style bathroom. It is currently equipped for accessibility with a walk-in shower area, a fold-down seat, a handrail, a pedestal wash basin, and a low-level WC.

## The Garden

The rear garden is designed for low maintenance, featuring a large paved patio area perfect for outdoor seating. The space is fully enclosed by timber fencing, ensuring privacy and security.

**Agent's Note:** This property is offered with no upward chain and represents an ideal "blank canvas" for renovation.

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchase the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

### **Hallway**

12' 10" x 5' 2" (3.92m x 1.60m)

A welcoming and bright T-shaped central hallway that connects all primary rooms. It features neutral floral patterned wallpaper and durable light-oak effect flooring. The space includes a large, double-fronted built-in storage/airing cupboard, a wall-mounted heater, and a loft access hatch.

### **Bedroom**

12' 0" x 11' 8" (3.68m x 3.57m)

A generous double bedroom located at the front of the property.

### **Bedroom**

10' 6" x 10' 10" (3.22m x 3.31m)

A generous double bedroom situated at the back of the bungalow for added privacy.

### **Shower Room**

6' 11" x 5' 5" (2.11m x 1.67m)

A modern, fully accessible wet room designed for ease of use.

**Walls:** Fully tiled in high-gloss white ceramic tiles with a decorative mosaic-style

# Floorplans



## EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



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