



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES



**Back Bank, Whaplode Drove**

Spalding, PE12 0TT

**Offers in Excess of £389,995**



# SUMMARY

- NEW BUILD Detached Individually Designed Bungalow
- Modern Specification throughout (including air source heat pump)
- 3 Bedrooms - Including Main Bedroom with En-suite
- OPEN PLAN LIVING with lounge/dining room and Kitchen with Island
- Wrap-around PLOT with gardens to the front/side and back
- Field views to the FRONT and BACK of the Property
- INTEGRAL larger than standard single garage - Driveway parking for multiple cars







\*\*\*NEW BUILD\*\*\*NO CHAIN\*\*\*Ready to move in\*\*\*Nest Estates are pleased to bring to the market this New Build Detached Three-bedroom Bungalow situated in a tranquil location with stunning field views, within easy reach of good road links. An internal inspection is essential to appreciate the space, standard and location on offer. The accommodation briefly comprises spacious light and airy entrance hall with access to the plant room and a handy storage cupboard, a main bedroom with built-in storage and En-suite, Two further double bedrooms, Main bathroom benefitting from double shower and separate bath, and a modern open plan living space with bi-fold doors into the garden, ample space for a dining area and good sized living zone, the open plan area also boasts a fully fitted kitchen with island unit, and access to the utility room. The property also offers off road parking for multiple cars and a generous single garage, garden to the front, side and rear with views across the surrounding countryside. Contact our office with any questions you may have or to arrange your viewing. Viewings strictly via appointment





Tenure: FREEHOLD

EPC Rating: TBC

Council Tax Band: TBC

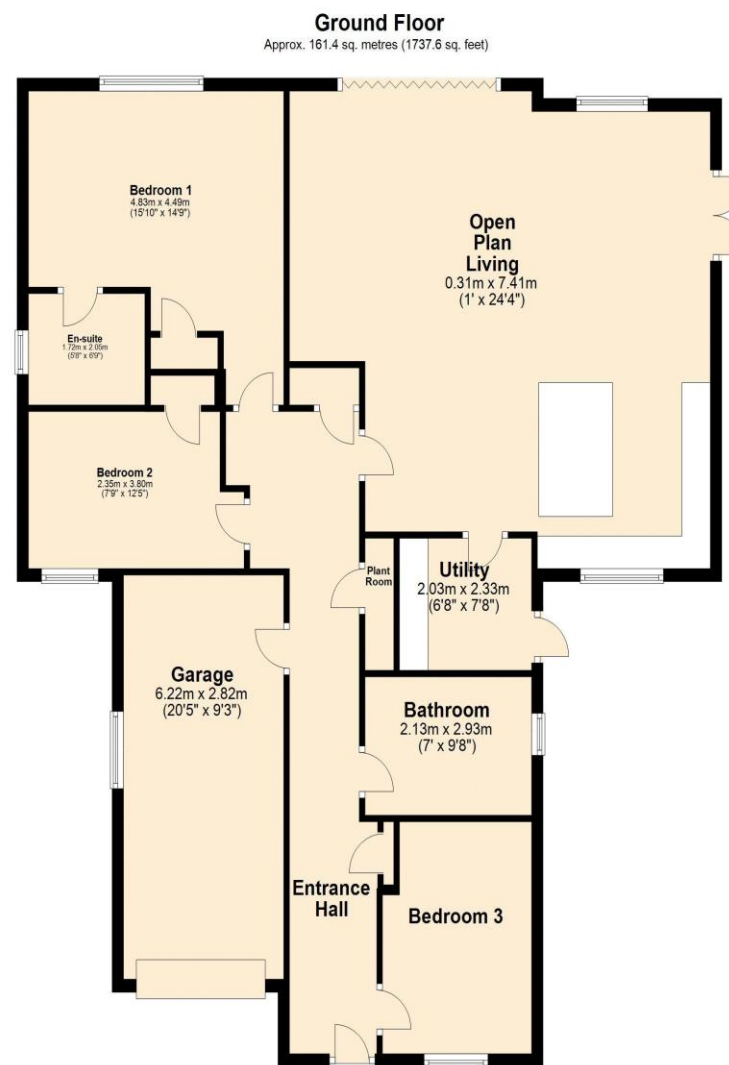
Local Authority: SHDC

Services: Airsource Heat Pump / Treatment Plant

Mains water and Electric

## DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.



Total area: approx. 161.4 sq. metres (1737.6 sq. feet)

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