

## 33 THE TILNEY

WHAPLODE, PE12 6UW

£245,000  
FREEHOLD

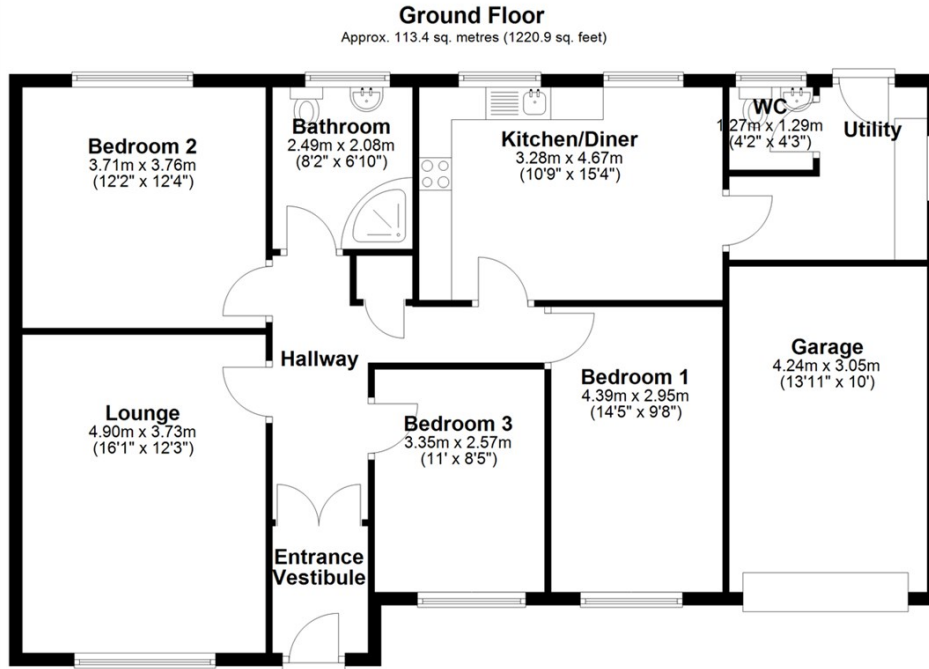
This detached bungalow in the well loved village of Whaplode will grab your attention with no chain and having lots of facilities in the area, this home could be the ideal bungalow to downsize to, or indeed, a family home.

The entrance porch and hall give practical solutions to keeping those dirty boots from messing up the sparkling floors.

There is a refitted kitchen/diner plus a matching utility room and separate cloakroom, a bright and airy lounge, three bedrooms and the family shower room.

Central heating is mains gas and there is even air-con for those warm and muggy evenings.





Total area: approx. 113.4 sq. metres (1220.9 sq. feet)  
**33 Tilney**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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