



Rosedale Dowsdale Bank, Whaplode D  
Spalding



£480,000



## Rosedale Dowsdale Bank

Whaplode Drove, Spalding

Presenting a rare opportunity to own a charming 3-bedroom detached bungalow, this property boasts a generous 1/3-acre plot with the potential for further development, subject to planning. Brimming with character, the original building dates back to 1904 and offers a blend of traditional features and modern conveniences.

The interior is thoughtfully designed, featuring a kitchen/dining room adorned with a Range Master stove, an en-suite bathroom in the main bedroom, a rear sitting room with an inviting open fireplace, spacious living room with wood burner overlooks the mature garden and a spacious shower room complete with his & hers vanity units. Additionally, practical spaces like the utility room and conservatory add to the overall functionality of the home.

With an internal floor area of 150 square metres, this property offers ample living space suitable for families or those who enjoy entertaining. Situated in close proximity to Shepeau Primary School and boasting a Council Tax Band A of £1424 per annum, this residence presents a wonderful blend of comfort, style, and potential for its fortunate new owners.

Council Tax band: A

Tenure: Freehold

- SITS ON 1/3 ACRE PLOT WITH POTENTIAL TO BUILD (STP)
- KITCHEN/DINING ROOM WITH RANGE MASTER
- EN-SUITE BATHROOM TO BEDROOM ONE







HUDSON  
HOMES



Floor 0 Building 1

Approximate total area<sup>(1)</sup>

1681.32 ft<sup>2</sup>

156.2 m<sup>2</sup>



Floor 0 Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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