



Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Plan produced using PlanUp.



**2 St Leonards Road, Cobgate, Whaplode, Spalding
Lincolnshire PE12 6UL**

Price £420,000 Freehold

~ PLOT 28 - THE PEREGRINE ~
~ SHOW HOME ~

* NEW BUILD DEVELOPMENT IN THE SEMI-RURAL VILLAGE OF WHAPLODE *

Morriss and Mennie Estate Agents are proud to introduce 'The Peregrine' a beautifully designed and spacious bungalow offering excellent accommodation, from the large and welcoming entrance hall, to the good sized lounge with its feature box bay window to the front. The OPEN PLAN KITCHEN/DINER is to the rear of the home and boasts a range of internal appliances, Quartz stone worktops, a convenient storage cupboard and French doors opening out to the enclosed rear garden. A separate utility room provides further cabinetry and worktops and convenient access to the garden.

Across the hall are the three bedrooms, including the main bedroom with its en-suite and walk-in dressing area, with bedroom three having the potential to be used as a study or home office. There is a family bathroom which, along with the en-suite benefits from stylish fixtures and fittings.

Outside, the property features an enclosed landscaped rear garden, a DETACHED DOUBLE GARAGE and a private driveway for additional off-road parking.

Mill View is situated on an exclusive cul-de-sac of bungalows and is being built by Emerald Homes, who have been building high quality homes to the highest of standard since 2019. All homes are backed by a 10-year LABC New Home Warranty giving buyers peace of mind.

Whaplode is a picturesque village offering a perfect combination of rural charm and modern convenience. Nestled in the beautiful Lincolnshire countryside, Whaplode is just a short drive from the bustling market towns of Holbeach and Spalding, where you'll find a wide range of shops, restaurants, and amenities. Furthermore Norfolk Coast and its traditional market towns and beaches: Brancaster, Burnham Market, Holt, Hunstanton are only approximately 50 miles away, along with Sandringham Estate with its famous royal connections and Heritage Events.

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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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01406 422907

www.morrissandmennie.com

Through the composite obscured double glazed front door, into the:-

ENTRANCE HALL :

- Power points
- Thermostat control
- Skimmed ceiling

LOUNGE :

16'5" x 13'8" (5.00m x 4.17m)



- Radiator
- TV point & power points
- Skimmed ceiling

KITCHEN/DINER :

13'7" x 11'0" (+dining : 11'8" x 8'9") (4.14m x 3.35m (+dining : 3.56m x 2.67m))



Full width - 20'3"

- Choice of contemporary units in a wide range of colours and styles
- Quartz Stone worktops
- Stainless steel bowl sink with chrome tap
- Skimmed ceiling with LED down lighting
- Range of integrated appliances
- Extractor hood
- * Upgrades available

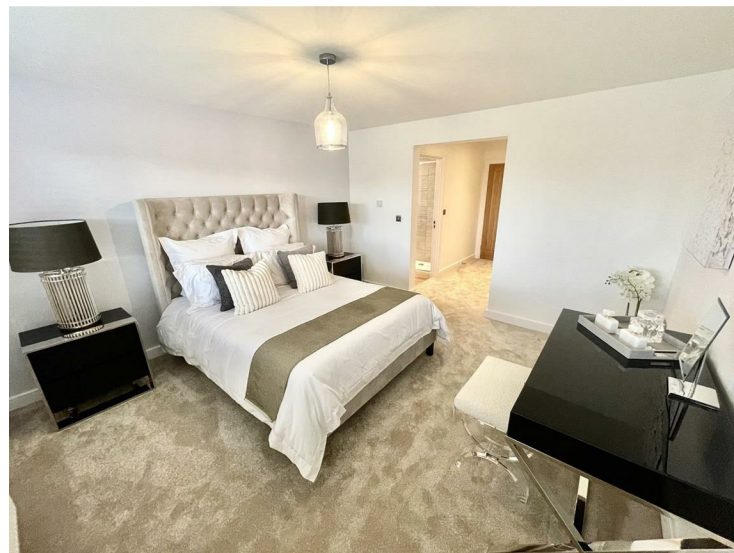
UTILITY ROOM (where applicable) :

8'2" x 5'3" (2.49m x 1.60m)

- Choice of contemporary units in a wide range of colours and styles
- Quartz Stone worktops
- Stainless steel bowl sink with chrome tap
- Skimmed ceiling with LED down lighting
- Plumbing for washing machine
- * Upgrades available

PRINCIPAL BEDROOM :

13'3" x 12'8" (4.04m x 3.86m)



- Skimmed ceiling
- Power points
- TV point

DRESSING AREA :

10'8" x 6'8" (3.25m x 2.03m)

- Power points
- Skimmed ceiling

EN-SUITE :

- Contemporary white sanitary ware including basin, W.C and shower with built-in shower
- Skimmed ceiling with down lighting
- Wall mounted heated towel rail
- Vanity Unit

BEDROOM TWO :

11'8" x 11'3" (3.56m x 3.43m)

- Skimmed ceiling
- Power points
- TV point

BEDROOM THREE :

11'8" x 10'2" (3.56m x 3.10m)

- Skimmed ceiling
- Power points
- TV point

BATHROOM :



- Contemporary white sanitary ware including basin, W.C and bath with chrome-finish taps
- Skimmed ceiling with down lighting
- Wall mounted heated towel rail
- Vanity Unit

EXTERIOR :

- Traditional brick and block design
- UPVC double-glazed windows and doors
- Paved pathways
- Block-paved private driveway
- Turf and/or planting to front garden
- Rear gardens landscaped
- Courtesy outdoor lighting
- External tap where possible**

DOUBLE GARAGE :

- Power and lighting connected

ADDITIONAL INFORMATION :

~ The Show Home will be The Peregrine style, a three bedroom Detached Bungalow with a Double Garage (Plot 28) ~ Estimated availability to view at the end of November 2023.

~ All Show Home viewings are to be carried out by Appointment Only, please contact Morriss and Mennie Estate Agents to make arrange appointment ~

SERVICES :

Council Tax Band - Still to be assigned
 Energy Efficiency Rating - The property will have a SAP assessment carried out as part of building regulations when completed
 Gas Central Heating
 Mains Water

AGENTS NOTES :

There will be a Management Charge to the property which is estimated to be approximately £300.00 per year (subject to change).

* All choices from selected ranges and subject to build stage.

~ Rear garden to include being laid to lawn with a patio seating area, with the front of the property being landscaped.

~ A reservation fee of £1,000

~ Please note some of the pictures included with the marketing of this property are CGI/artist impressions only, with the measurements being an approximation and may not be an exact representation or specification to the finished property.

~Estimated Build Completion to be around the NOVEMBER 2023~

DIRECTIONS :

From our Office on West End, continue along Spalding Road and proceed out of Holbeach heading towards the village of Whaplode, continue past the petrol stations, turn left onto Churchgate, then right onto Cobgate where the development can be found.

UPGRADES TO SHOW HOME

Kitchen

Kitchen upgrade range to Halesworth
 Additional cupboards/ bin unit
 Additional under unit lighting
 Upgrade appliances (combi M/W & 5 ring hob)
 Boiler tap
 Wine cooler
 Wrap over window sill quartz

Wall Tiling
 Upgraded tiles
 Full height in Bathroom
 Half height in En-Suite

Landscaping
 Raised bed railway sleeper planters

Garage
 Personnel door installed

Internals
 Upgraded carpets and underlay

Bathroom
 Thermostatic shower over bath
 En-Suite led mirror cabinet

Lighting
 Additional external up/down lighting (8nr)
 Replace pendent lighting for decorative lighting.

Additional sockets

Blinds throughout

Viewing Arrangements			
Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.			
Open 6 days			
Spalding Office	8.30am to 6pm	Holbeach Office	9am to 5.30pm
Mon-Fri	Saturday:	Mon-Fri	Saturday:
Saturday:	Sunday:	Saturday:	Sunday:
8am to 4pm	Closed	9am to 2pm	Closed
Offer Procedure			
Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.			
In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.			
Mortgage Advice			
If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage. We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances. Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.			
Legal Fees			
Ask for a quotation from our Conveyancing Department.			
Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.			

Morriss and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale. These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

Your home your mortgage

INDEPENDENT MORTGAGE ADVICE

EVENING & WEEKEND APPOINTMENTS AVAILABLE

4 Finkin Street | Grantham | NG31 6QZ

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www.mortgageoptionsonline.co.uk