

Total area: approx. 215.6 sq. metres (2320.2 sq. feet)



**Turnpike Road, Whaplode, Spalding
Lincolnshire PE12 6GE**

Price £429,950 Freehold

***** NO CHAIN *****

Morriss and Mennie Estate Agents are proud to offer For Sale this IMPRESSIVE FOUR DOUBLE BEDROOM, TWO RECEPTION ROOM DETAILED FAMILY HOME, with open field views to the front.

Internally the property comes with two reception rooms and a show stopping OPEN PLAN KITCHEN/DINER/FAMILY ROOM with bi-fold doors opening out to the rear garden and an adjacent utility room. Internal French doors continue through to the separate lounge from the dining area, which again has views over the fields to the front. Completing the downstairs accommodation is a separate study and cloakroom.

The first floor gallery landing has doors arranged off to FOUR DOUBLE BEDROOMS, with bedroom one benefiting from a three piece en-suite. The four piece family bathroom suite serves the three further double bedrooms, with bedrooms three and four also having fields views.

Externally the property provides off-road parking for four vehicles which then leads to the DOUBLE GARAGE. The off-road parking has the potential to be extended if needed, creating a further four parking spaces if needed. The pedestrian side gate accesses the side and rear gardens, which are laid to lawn with a raised decking seating area.

This beautiful house is within walking distance of Whaplode's local amenities, including a local Convenience Shop, Co-Op, two Petrol Stations, a Primary School and Bus Stop. It is then only a 2 minute drive to the village of Moulton, with its local Convenience Shop, Post Office, Butchers, Public House, Primary School and a Doctors Surgery. A further 5 minute drive then takes you to Holbeach and a 10 minute drive to the market town of Spalding.

A viewing is highly recommended to appreciate the size of accommodation and views that come with the property.

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www.morrissandmennie.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	87	94
(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	

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

ENTRANCE HALL :

With stairs leading off to the first floor accommodation, radiator, power points, telephone point, skimmed ceiling.

CLOAKROOM :

W.C with a push button flush, pedestal wash basin with a mixer tap over and tiled splash-backs, under stairs alcove and a radiator.

STUDY :

10'0" x 7'4" (3.05m x 2.24m)



UPVC double glazed window to the front with open field views, radiator, power points, telephone point, fuse box, skimmed ceiling.

DOUBLE ASPECT LOUNGE :

16'5" x 14'0" (5.00m x 4.27m)



UPVC double glazed window to the front overlooking the fields and also to the side, radiator, power points, TV point, satellite point, telephone point, skimmed ceiling, internal French doors opening out to the kitchen/diner/family room.

KITCHEN/DINER/FAMILY ROOM :

31'4" x 10'7" (9.55m x 3.23m)



UPVC double glazed window to the rear, UPVC double glazed bi-fold doors to the rear, Shaker style base and eye level units with a Minerva work surface over, sink and drainer with a mixer tap over, integrated double electric oven and grill with a four burner electric hob, integrated dishwasher, integrated fridge and freezer, integrated wine cooler, breakfast bar having a pull up electric power point unit, skimmed ceiling with inset spotlights, tiled splash backs, radiator, TV point, power points (some with USB charging).

UTILITY ROOM :



UPVC double glazed door to the rear, Shaker style base and eye level units with a matching work surface to the kitchen, sink and drainer with a mixer tap over, space and point for a tumble dryer, space and plumbing for a washing machine, power points and skimmed ceiling.

GALLERY LANDING :

UPVC obscured double glazed window to the side, radiator, power points, airing cupboard, loft access and skimmed ceiling.

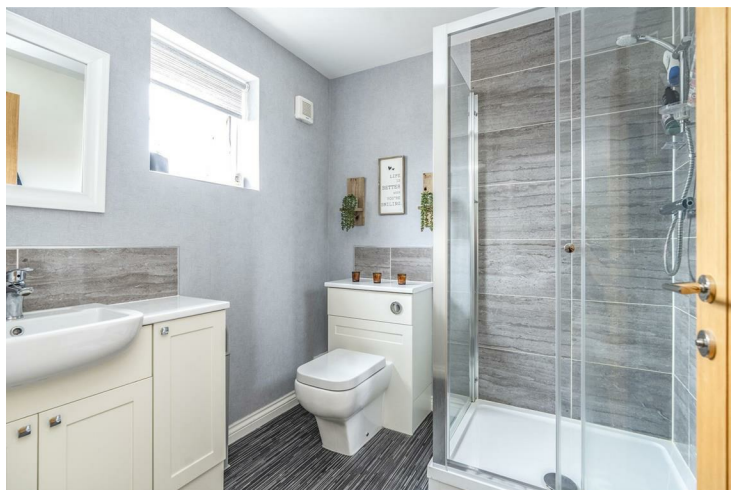
BEDROOM ONE :

19'0" x 17'0" (5.79m x 5.18m)



UPVC double glazed window to the front overlooking fields, radiator, power points, TV point and skimmed ceiling.

EN-SUITE :



UPVC obscured double glazed window to the rear, fully tiled shower cubicle with a built-in mixer shower over, W.C with a push button flush, vanity wash basin with a mixer tap and storage cupboards beneath with a work surface over, tiled splash backs, double shaver point, extractor fan, wall mounted heater towel rail, skimmed ceiling.

BEDROOM TWO :

14'2" x 14'0" (4.32m x 4.27m)



UPVC double glazed window to the rear, radiator, power points, skimmed ceiling.

BEDROOM THREE :

16'8" x 10'8" (5.08m x 3.25m)

UPVC double glazed window to the front with field views, radiator, power points and skimmed ceiling.

BEDROOM FOUR :

14'4" x 10'4" (4.37m x 3.15m)

UPVC double glazed window to the front overlooking the fields, radiator, power points and skimmed ceiling.

BATHROOM



UPVC obscured double glazed window to the rear, four piece bathroom suite comprising a separate shower cubicle, panelled bath, W.C and a pedestal wash hand basin, heated towel rail and double shaver point.

EXTERIOR :

The property benefits from having open field views to the front, with block paved off-road parking for four cars, which then leads to a double garage. The front and side gardens are predominately laid to lawn and are enclosed by hedging; a pedestrian path then leads to the front door with its storm porch and courtesy lighting. Pedestrian side gated access continues round to the rear garden, which is enclosed by panel fencing and is again predominantly laid to lawn, with a shed, an extended patio seating area and a raised decking seating area. To the front and side is a decorative 6 foot brick wall, with the rest having panel fencing, outside power points, an outside tap, outside lighting and CCTV.

Note : the off-road parking could be extended if needed to create four extra off-road parking spaces.

DOUBLE GARAGE :

18'7" x 6'9" (5.66m x 2.06m)

UPVC double glazed window to the side, UPVC double glazed personnel door to the rear, remote controlled electric roller door, wall mounted electric radiator, power points, skimmed ceiling.

Professional flooring is by 'Garage Style' with its interlocking premier tiles for sport/super cars.

SERVICES :

Council Tax Band - D (subject to change)

Energy Efficiency Rating - B

Gas Central Heating

Mains Water

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		Holbeach Office	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday:	9am to 4pm	Saturday:	9am to 2pm
Sunday:	Closed	Sunday:	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.			

Morris 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.

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