



**4 Church Gate, Whaplode, Spalding  
Lincolnshire PE12 6TA  
Price £240,000 Freehold**

Situated in the charming village of Whaplode, Spalding, this delightful detached house on Church Gate is a true gem waiting to be discovered. Built in the late 1970s, this property boasts two reception rooms, three cosy bedrooms, and a well-appointed bathroom, offering a comfortable and inviting living space for you and your family.

One of the standout features of this property is the ample parking space it provides - with room for up to 8 vehicles, parking will never be an issue when hosting friends and family. Additionally, there is a single garage for added convenience.

Situated on a large plot, this property presents an exciting opportunity for those looking to extend and customise their home to suit their needs. Imagine creating your dream kitchen extension or a tranquil garden retreat - the possibilities are endless, subject to planning permissions.

The village location offers a peaceful and idyllic setting, perfect for those seeking a quiet retreat from the hustle and bustle of city life. Despite its serene surroundings, this property is conveniently positioned close to a variety of village amenities, ensuring that daily essentials are always within easy reach.



8 Bridge Street, Spalding, PE11 1XA  
**01775 767575**

10 West End, Holbeach, PE12 7LW  
**01406 422907**

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

**ENTRANCE HALL :**

Radiator, power points.

**DOWNSTAIRS CLOAKROOM :**

UPVC obscured double glazed window to the side, W.C with a push button flush, wash hand basin with taps over and tiled splash-back's.

**KITCHEN/DINER :**

14'0" x 12'6" (4.27m x 3.81m)

UPVC double glazed window to the front, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a four burner gas hob and extractor hood over, floor mounted gas boiler, space and plumbing for a washing machine, space and plumbing for a slimline dishwasher. space and point for an American fridge/freezer, tiled splash-back's, power points, radiator and stairs leading up to the first floor accommodation.

**LOUNGE :**

15'6" x 15'6" (4.57m'1.83m x 4.57m'1.83m)

UPVC double glazed window and UPVC obscured double glazed door to the rear, radiator, power points, TV point, understairs storage cupboard.

**CONSERVATORY :**

15'0" x 7'6" (4.57m x 2.29m)

Being of metal construction with sliding patio doors opening up to the rear garden, a wall mounted light, wall mounted electric heater and power points.

**LANDING :**

UPVC obscured double glazed window to the side, power point, loft access, airing cupboard.

**FAMILY BATHROOM :**

UPVC obscured double glazed window to the side, a panelled bath with a mixer tap and a mixer tap shower over, vanity washbasin with a mixer tap over and a W.C with a push button flush set with a storage cupboard beneath and a work surface over, double shaver point, radiator.

**BEDROOM ONE :**

15'6" x 9'8" (4.72m x 2.95m)

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

**BEDROOM TWO :**

13'0" x 8'5" (3.96m x 2.57m)

UPVC double glazed window to the front, radiator and power points.

**BEDROOM THREE :**

8'7" x 7'0" (2.44m'2.13m x 2.13m'0.00m)

UPVC double glazed window to the front, radiator and power points.

**EXTERIOR :**

The property benefits from being positioned on a larger than average plot with a laid to lawn wrap around garden to the side. The side garden is a fantastic size, offering scope to convert the current garage and build a double garage and still have enough off-road parking for 7-8 cars. In addition there is currently a hard standing patio area which is ideal for a motor-home or caravan. The pedestrian side gated access leads to the rear garden, which is enclosed by panel fencing and is laid to lawn with a patio seating area, a shed, an outside tap and a personal door to the single garage.

**SINGLE GARAGE :**

16'4" x 8'8" (4.88m'1.22m x 2.44m'2.44m)

Having an up and over door to the front.

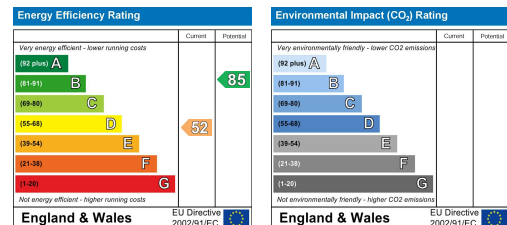
**SERVICES :**

Council Tax Band - B (subject to change)

Energy Efficiency Rating - E

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**

Mon-Fri 8.30am to 6pm  
 Saturday: 9am to 4pm  
 Sunday: Closed

**Holbeach Office**

Mon-Fri 9am to 5.30pm  
 Saturday: 9am to 2pm  
 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.

**Your home your mortgage**

**INDEPENDENT MORTGAGE ADVICE**

**EVENING & WEEKEND APPOINTMENTS AVAILABLE**

4 Finkin Street | Grantham | NG31 6QZ

**T.01476 569090**

**www.mortgageoptionsonline.co.uk**

mortgageoptions