



Millgate, Whaplode St Catherine £499,995

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A charming detached extended cottage situated in a rural location in mature enclosed grounds which enjoys views over open countryside. The spacious living accommodation gives a variety of uses with some superb features such as exposed brick work, timber beams and original fireplaces. In brief accommodation comprises: Entrance lobby, shower room, boot room, snug, sitting room, kitchen diner, garden room, reception hall, lounge with lean to off. First floor to two double bedrooms one with dressing room/nursery. Ample parking lots of garden and an outdoor heated swimming pool. Viewing is essential with an assortment of outbuildings which include, an oversized single garage with maintenance pit with boarded loft room over, further double garage, dance studio, stable with tack/hay store and wood store, further triple workshop with power and light connected with kennel facility. Viewing of this property is highly recommended to appreciate all that this property has to offer. Call us ANYTIME on 01406 424441.

Accommodation Comprises:

Composite part glazed entrance door to:

Entrance Hall 2.89m x 1.13m

Ceramic tiled flooring, wooden panelling to lower walls, radiator, door to:

Ground Floor Shower Room/Utility 3.18m x 1.47m

Fitted with a three piece suite comprising: Tiled shower enclosure with fitted Triton shower, close couple WD, wall mounted hand wash basin with tiled splashback, plumbing for washing machine with worktop space over, radiator, ceramic tiled flooring, access to loft space, floor mounted oil fired central heating boiler servicing heating and domestic hot water, wooden panelling to lower walls, PVCu double glazed window to front aspect.

Boot Room 2.89m x 1.79m

Ceramic tiled flooring, radiator, space for tall standing fridge/freezer, space for tumble dryer, door to:

Snug 3.96m x 3.75m

Feature brick-built fireplace with wooden mantle over, recessed wood burning stove, wooden flooring, radiator, range of rustic style built in storage cupboards, archway through to:

Sitting Room/Bedroom 4 4.34m x 3.08m

Vaulted ceiling, wooden flooring, radiator, 2 x built in storage cupboards, PVCu double glazed windows to side and rear aspect.

Kitchen Diner 6.45m x 2.46m

Fitted with a matching range of floor standing units with worktop space over, Butler sink unit with swan neck mixer tap, exposed brickwork, Fitted AEG induction 4 ring hob with electric fan assisted oven below, space for low level fridge, 2 x radiators, ceramic tiled flooring, PVCu double glazed French doors to:

Garden Room 6.81m x 4.66m max (L Shaped Room)

Built of low-level brick wall to PVCu double glazed construction with vaulted tiled roof and exposed beams, exposed wooden flooring, power and light connected, radiator, PVCu double glazed French doors to rear garden.

Reception Hall 6.44m x 3.62m

Feature brick built fireplace with flagged hearth with recessed multifuel stove, exposed wooden beams and brick walls, 2nd feature fireplace, 2 x radiators, PVCu double glazed windows to front and rear aspect, composite door to front exit, double opening doors to:

Lounge 6.36m x 2.89m

Feature open fire with cast iron insert, 2 x radiators, TV point, exposed beams to ceiling, exposed brick work, PVCu double glazed window to front x 2, PVCu double glazed window to side aspect, PVCu double glazed French doors to rear garden, PVCu double glazed door to:

Lean To 6.80m x 2.89m

Of wooden construction to glazed units, part glazed door to rear aspect.

First Floor Landing

Exposed wooden staircase, wooden panelled ceiling, inner landing, radiator, exposed brick work, smoke detector, door to:

Bedroom 1 3.49m x 3.28m

Exposed wooden flooring, radiator, PVCu double glazed window to front x 2, access to loft space, door to:

Dressing Room/Nursery/walk through bedroom 2 3.49m 2.77m (restricted head height)

Part vaulted ceiling, radiator, PVCu double glazed window to rear aspect.

Bedroom 3 3.57m x 2.34m

Feature original cast iron fireplace, radiator, access to loft space, wooden panelled ceiling, PVCu double glazed window to front aspect.

Family Bathroom 2.77m x 2.56m

Fitted with a three-piece suite comprising: Roll top bath, pedestal wash hand basin, close coupled WC, wooden flooring, radiator, built in storage cupboards, part vaulted ceiling, PVCu double glazed window to rear aspect.

Outside:

The front garden is enclosed with post and rail fencing and mature trees with 5 bar gated access to the gravel sweeping driveway that leads to various parking areas and garages. The front garden is laid to lawn with inset shrubs with steps up to main entrance door with storm porch, courtesy lighting. Gravel parking area leading to:

Detached oversized garage/workshop (7.70m max x 4.07m max)

Double opening electric doors, inspection pit, power and light connected, access to board attic room via ladder. Across the yard is a:

Stable (3.88m x 2.77m) with tack room (4.38m x 1.37m) with wood store/carport to side (4.38m x 2.77m).

At the entrance to the property is an:

Office (5.40m x 3.63m)

Storm porch with part glazed entrance door, power and light connected, vaulted ceiling, wooden panelled lower walls, latch window to side aspect, wooden effect flooring, latch window to front.

Parking area to the left of the property with **double carport 5.84m x 4.97m** with pitched tiled roof.

Double Garage 5.85m x 5.42m

2 x double opening doors, vaulted ceiling, power and light connected.

Dance Studio 5.42m x 2.89m

Part vaulted ceiling, access to loft space, wood effect laminate flooring, mirror wall.

The rear garden is enclosed with brick walling with area laid to lawn with inset shrubs, courtesy lighting, timber decked seating area, paved patio, composite decked area surrounds a heated outdoor **swimming pool** which is 5.80m x 3.40m with a depth of 1.3m, timber garden store with air source heating pump for the pool. To the right side of the property is a detached brick-built workshop (5.98m x 3.54m) with power and light connected with dog kennel internal and external. Further workshop (2.13m x 3.54m) and a further workshop (2.27m x 3.54m). A further store is found behind the main garage (2.34m x 2.17m).

Directions:

Leave our Church Street office and proceed along on to Station Street and Fen Road. Head out of Holbeach on the B1168, at the crossroads turn right signposted Whaplode St Catherine. Proceed through the village and upon reaching the sharpe right hand bend the property can be located on the left-hand side (2nd property on the left). For satellite navigation, the property postal code is: PE12 6SF.

Council Tax Banding:

Band B

EPC: TBC.





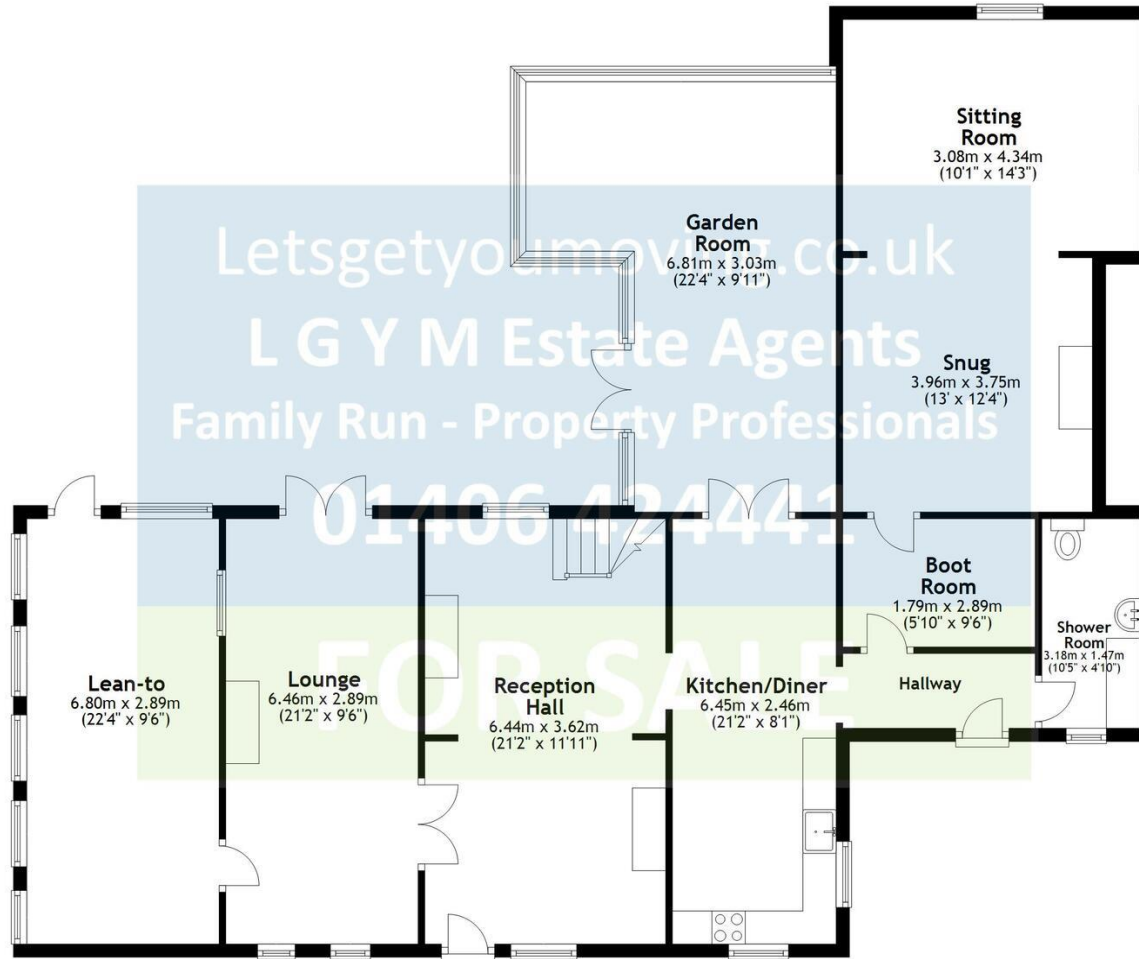






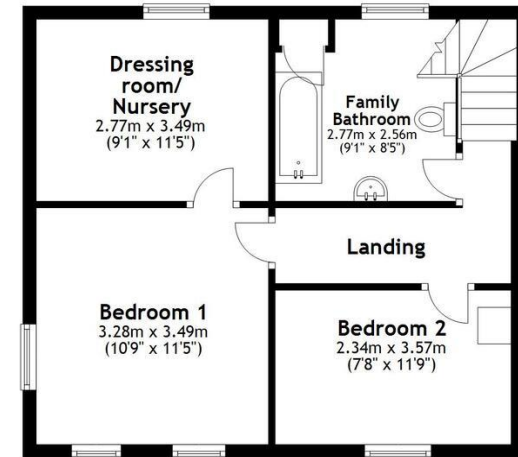
Ground Floor

Approx. 148.7 sq. metres (1600.6 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.1 sq. feet)



Total area: approx. 193.3 sq. metres (2080.7 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanUp.

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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Misdescriptions Act 1991

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