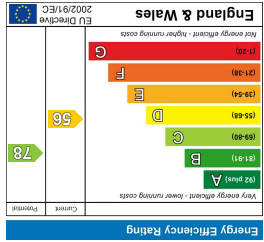


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

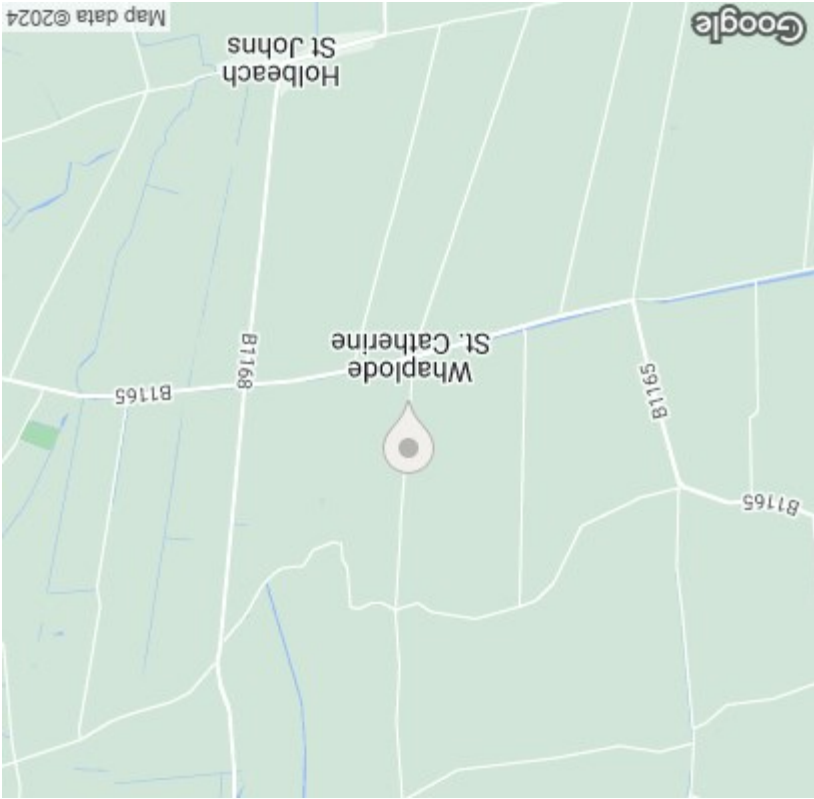
Disclaimers and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

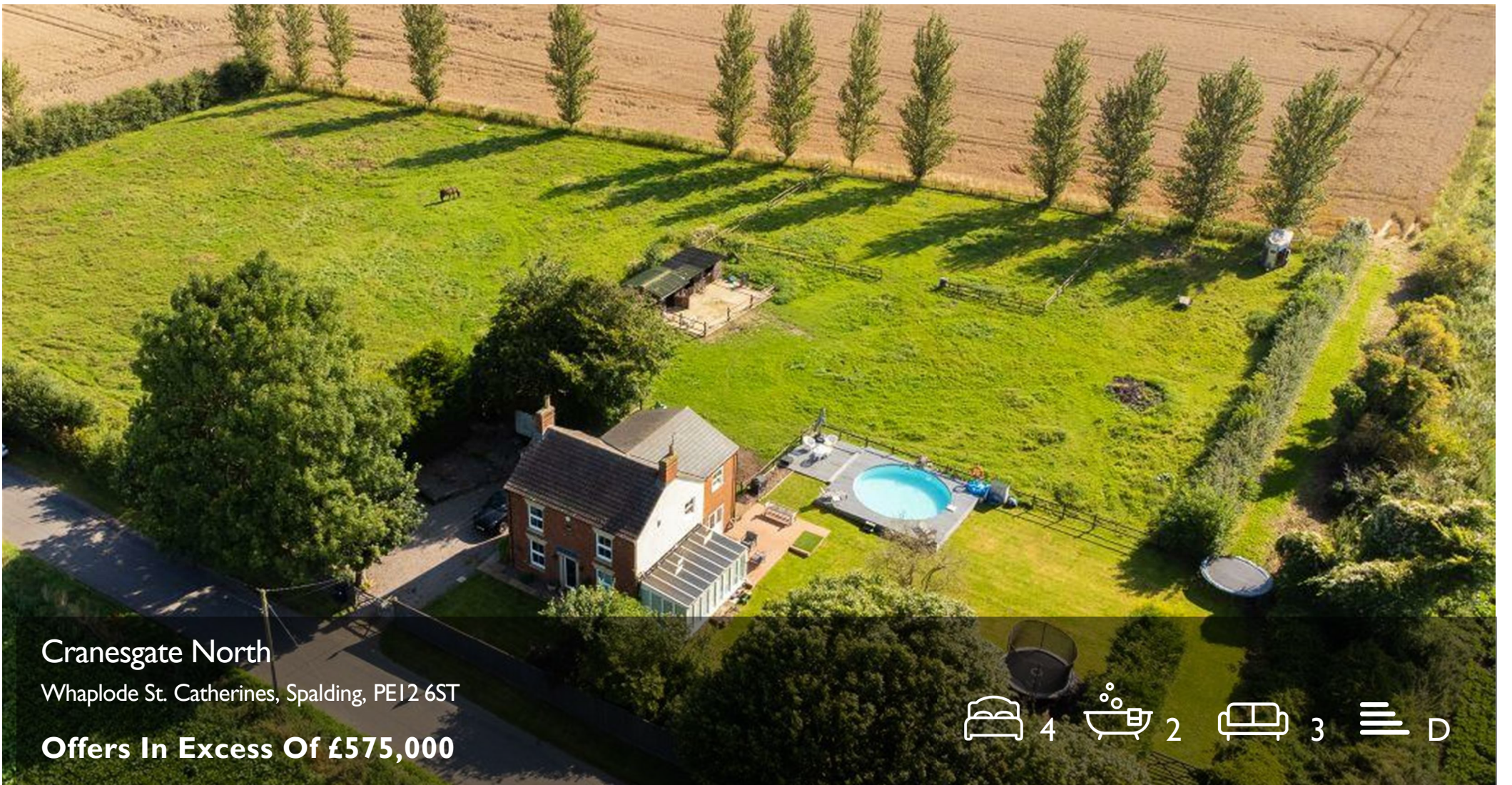
Viewing



Area Map



Floor Plan



**Cranesgate North**  
 Whaplode St. Catherine, Spalding, PE12 6ST  
**Offers In Excess Of £575,000**

4 2 3 D



## Cranesgate North

Whaplode St. Catherines, Spalding,  
PE17 6ST

Acom Lodge is a unique family home situated in the semi-rural Hamlet of Whaplode St. Catherine, conveniently located just a stones throw away from both Spalding and Holbeach, as well as being just a twenty mile drive away from the Cathedral City of Peterborough, popular with commuters to London with fantastic direct rail links to Kings Cross. Whilst there are no near neighbours, the house is perfectly secluded, so you can enjoy almost three acres in grounds, and the heated swimming pool, to the maximum.

As you approach the property through the five bar gated access, there is a gravelled driveway providing ample parking for three to four vehicles, as well as a double garage with an electric roller door, although should a prospective purchaser require more parking, there are also two separate access gates to other areas on the plot. Internally to the ground floor, there is a spacious and modern kitchen diner, with a range of base and eye level units, with views and access to the extensive plot via French doors. There is also a utility room and downstairs cloakroom. There are three well-proportioned reception rooms, two with multi fuel stoves, plus a conservatory accessed through the main living room. To the first floor, there are four double bedrooms with a modern en suite to the master, whilst currently the smallest is used as dressing room. There is also a three piece family bathroom with stylish roll top bath and high flush feature toilet. Overall the house internally is presented to a good cosmetic standard with a neutral and modern finish, whilst still complimenting all of the original characteristic features throughout. Externally the grounds amount to almost three acres, and is made up of garden area and grazing land which also houses three stables. There is also a heated swimming pool with timber decked surround. We highly recommend viewing this property at your earliest convenience.

**Entrance Hall**  
2'11" x 3'1"

**Living Room**  
11'5" x 12'1"

**Study/Dining Room**  
14'4" x 7'5"



**Utility Room**  
6'0" x 11'10"

**Hallway**  
2'11" x 5'1"

**WC**  
2'9" x 6'5"

**Kitchen Diner**  
17'10" x 11'11"

**Living Room**  
11'7" x 20'6"

**Garden Room**  
9'8" x 19'7"

**Landing**  
2'7" x 8'5"

**Master Bedroom**  
13'8" x 12'0"

**En-Suite**  
7'2" x 8'3"

**Bedroom Two**  
11'7" x 12'2"

**Bedroom Three**  
11'7" x 12'4"

**Bedroom Four**  
11'6" x 8'1"

**Family Bathroom**  
11'8" x 7'7"

**EPC - D**  
56/78

**Freehold**

**DRAFT DETAILS AWAITING  
VENDOR APPROVAL**

