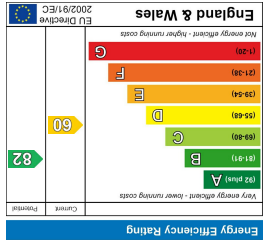


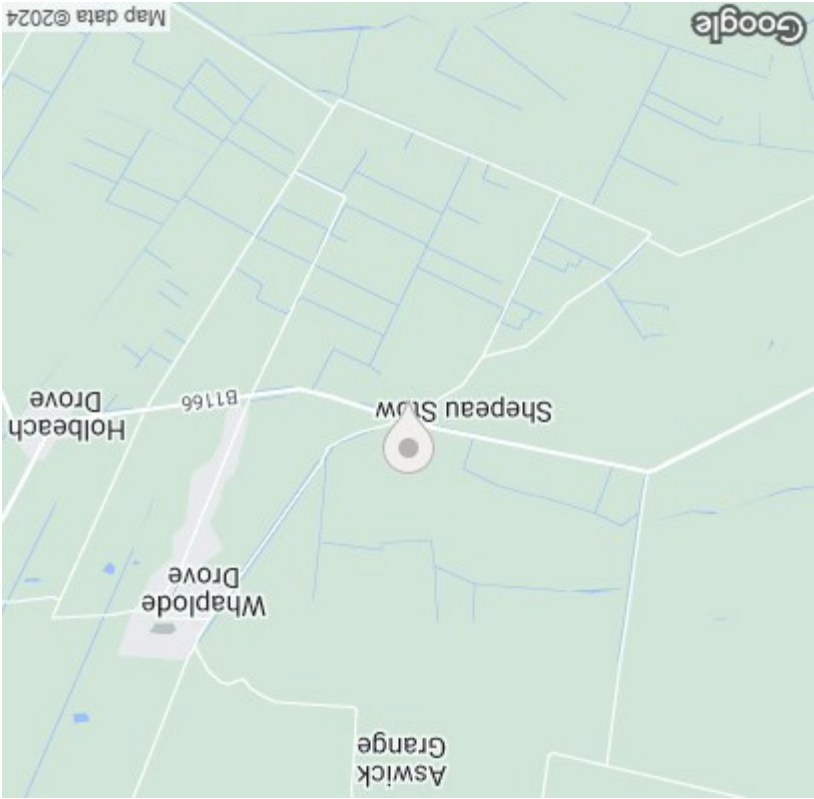
Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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



Gypsy Lane

Whaplode Drove, Spalding, PE12 0UQ

Offers Invited £580,000



Gypsy Lane

Whaplode Drove, Spalding, PE12

Asking Price £580,000 - OFFERS INVITED

An individual, extended and IMPRESSIVE DETACHED family home sitting on a generous plot in the popular Lincolnshire village of Whaplode Drove just off Dowsdale Bank approximately five miles east of Crowland. In excess of 3000 sq ft of versatile accommodation with many individual and bespoke features. Spacious entrance hall, dining room/office, luxury cottage style fully fitted kitchen with a range of base and eye level units, GRANITE worksurfaces, island unit/breakfast bar, fitted rangemaster electric range cooker and induction hob, integrated dishwasher, fitted American style fridge freezer, bespoke lighting, adjacent - a drinks preparation area with matching granite and base units. A generous dining room with double doors leading to the sitting room with INGLE NOOK FIREPLACE and fitted LOG BURNING STOVE, a stunning ORANGERY with an impressive LANTERN ROOF with BI FOLDING DOORS leading to the rear and side gardens. Inner hallway, cloakroom, utility with door leading to a large room offering tremendous potential (formerly an ANNEX with hidden stairs to the first floor) now used as a gymnasium. Stairs lead to a 19ft galleried landing, a luxury four-piece suite bathroom comprising close coupled WC, wash hand basin in vanity unit, freestanding soaking bath plus an oversize shower area, four double bedrooms, offering potential for Five bedrooms. The spacious master suit benefits from dual window aspect with sliding patio doors to the rear (no balcony) benefitting from impressive Lincolnshire field views, a 21Ft DRESSING ROOM /WALK IN WARDROBE - a modern three-piece suite en-suite shower room. Outside to the front, five bar gated access to a substantial block paved area, access to a detached oversize garage, wrap around lawn gardens with mature fruit trees and field views. A stunning unique property presented to a high standard throughout with versatile and multi generational living potential – Early viewing advised

Entrance Hall
13'4" x 6'11"

Living Room
14'6" x 17'10"



Orangerie
12'0" x 24'2"

Dining Room
11'2" x 14'1"

Kitchen
16'9" x 14'7"

Drinks Preparation Area
7'10" x 9'8"

Entrance Hall
8'10" x 3'1"

WC
4'8" x 2'9"

Utility Room
12'10" x 9'2"

Gymnasium
9'8" x 22'10"

Office
17'1" x 12'0"

Landing
3'5" x 6'5"

Landing
24'8" x 4'4"

Master Bedroom
12'11" x 22'3"

Dressing Room
13'1" x 22'10"

En-Suite
12'10" x 6'5"

Bathroom
7'9" x 11'2"

Bedroom Two
14'1" x 15'2"

Bedroom Three
13'1" x 14'7"

Bedroom Four
11'4" x 14'6"

EPC - D
60/82

Tenure - Freehold

