

Disclaimer Important Notice: In accordance with the Property Franchising 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, purchases 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 guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchases 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. 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.deterborough.gov.uk/residents/housing/selective-licensing/selective-licensing>

Energy Efficiency Graph



Energy Efficiency Graph



High Road

Whaplode, Spalding, PE12 6TG

Nestled on the High Road in Whaplode, Spalding, this exquisite detached family home is a true gem, presented in immaculate condition that surpasses even the finest show homes. Originally constructed in 1977 by Alison Homes, this property has been thoughtfully refurbished, reconfigured, and modernised to an exceptional standard, showcasing a wealth of bespoke features that enhance its charm.

Upon entering, you are greeted by an impressive reception hall adorned with bespoke flooring, setting the tone for the elegance that follows. The spacious living room boasts a picture window that floods the space with natural light, complemented by a stunning timber feature wall that adds character and warmth. At the heart of this remarkable home lies an ultra-modern fully fitted kitchen diner, equipped with integrated appliances including a dishwasher, a fridge, an electric oven, a hob, and an extractor. The kitchen is further enhanced by bespoke plinth lighting and conveniently connects to a matching utility room, a luxury stylish downstairs shower room making it perfect for family living. The first floor features a generously sized landing leading to three well-proportioned bedrooms, each designed with comfort in mind. A luxurious three-piece suite bathroom completes the interior, ensuring that every aspect of family life is catered for. The property benefits from gas combination central heating, providing warmth and comfort throughout. Externally, the south-facing rear garden is a delightful retreat, featuring a patio and lawned area, ideal for outdoor entertaining or simply enjoying the sunshine. Gated side access on both sides of the property adds convenience, while the extensive gravel driveway at the front offers ample parking for up to five vehicles, alongside a garage/storage area.

This stunning home is a must-see, and internal viewing is strongly recommended to fully appreciate the quality and attention to detail that it offers.

- Entrance Hall**
1.75 x 4.29 (5'8" x 14'0")
- Living Room**
3.46 x 4.29 (11'4" x 14'0")
- Kitchen Diner**
5.44 x 2.70 (17'10" x 8'10")
- Utility Room**
2.17 x 1.73 (7'1" x 5'8")
- Shower Room**
2.14 x 2.73 (7'0" x 8'11")
- Landing**
1.52 x 2.34 (4'11" x 7'8")
- Master Bedroom**
2.98 x 4.00 (9'9" x 13'1")
- Bedroom Two**
2.96 x 3.22 (9'8" x 10'6")
- Bathroom**
2.42 x 1.95 (7'11" x 6'4")
- Bedroom Three**
2.40 x 2.84 (7'10" x 9'3")
- Garage**
2.42 x 2.79 (7'11" x 9'1")
- EPC - D**
55/78



Tenure - Freehold
IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lateral Living, Level Access Shower
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: Yes
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Integral Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 10000Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

