



LONG SUTTON

Whaplode is a well-served village with a range of amenities including bus route, primary school, Co-op shop, garage and take-away, village hall and Church. The nearby market towns of Holbeach and Spalding offer a wider range of amenities. The larger towns of Boston, King's Lynn and the city of Peterborough are all easily accessible by road. Peterborough has a fast train link to London's Kings Cross. and the North.

A fantastic opportunity to acquire an impressive 4-bedroom detached family home. Built in 1966 to the original owner's specification and tastefully modernised since, this property offers plenty of potential. Currently consisting of spacious living room, separate dining room, modern fully-fitted kitchen, utility room, downstairs cloakroom and garden room. To the upstairs are 4 generous bedrooms with en-suites to both bedrooms 1 and 2 and a large family bathroom with a 4-piece suite, all accessed by a gallery landing. This property is surrounded by a true gardeners' paradise. To the front an immaculate enclosed garden, laid to lawn with hedge borders and colourful flower beds. The impressive rear garden is accessed via 2 x side gates. It provides lawns, multiple flower beds, small trees, plants and bushes. A large patio offers the perfect spot to relax and enjoy this stunning garden. By removing the bay window on the left-hand side, there is a possibility of creating a building plot (subject to Planning Permission). Ample storage for garden tools, water butt and bins are included, alongside storage and potting sheds. This home benefits from gated off-road parking for multiple vehicles, with further space in the integral double garage.

This property is an absolute must-see!

Fieldview, 188 High Road, Whaplode, Lincolnshire, PE12 6TJ

Offers in the region of £575,000 Freehold



Porch
5'10" x 6'4" (1.79 x 1.95)
uPVC double-glazed door with matching side panel. uPVC double-glazed floor-to-ceiling windows to side. Wooden door to hallway. Glass brick window to hallway. Intergrated letter box. Power point.

Hallway
14'2" x 10'9" (4.34 x 3.30)
Coved ceiling. Staircase to first floor. Understairs storage cupboard. Thermostat. Power points. Vertical radiator. Wood panelled floor.

Downstairs Cloakroom
5'7" x 4'0" (1.72 x 1.24)
Coved ceiling. uPVC double-glazed privacy window to front. Fully tiled. Vanity basin with storage. Low-level WC. Radiator.

Living Room
22'3" x 18'10" (max) (6.80 x 5.76 (max))
Papered ceiling. Ceiling medallion surrounding main light. 3 x uPVC double-glazed windows (triple aspect). uPVC double-glazed patio doors to garden. Feature fire-place with electric fire. Power points. 2 x Radiators. Sliding wood and glass doors leading to Dining Room.

Dining Room
9'11" x 12'8" (max) (3.04 x 3.87 (max))
Coved ceiling. Ceiling medalion surrounding main light. uPVC double-glazed bay window to rear. Power points. Radiator. Wood panelled floor.

Kitchen
15'2" x 10'11" (4.64 x 3.33)
Inset ceiling lights. uPVC double-glazed window to rear. Ample storage with wall and base units and worktop over. 2 x eye-level integrated ovens. Island with base units underneath and worktop over. Sink with stainless steal mixer tap. Hob with extractor over. Space for double fridge freezer. Large Pantry (2.02 x 1.48) with shelf storage. Serving hatch to Dining Room. Power points. Radiator. Tiled floor.

Utility Room
9'11" x 5'4" (to cupboard) (3.04 x 1.64 (to cupboard))
Inset ceiling lights. Wall and base units with worktop over. Sink with stainless steel mixer tap. Space and plumbing for washing machine and tumble dryer. Space for fridge. Built-in storage cupboards. Power points.

Garden Room
8'10" x 12'4" (2.71 x 3.78)
Solid tiled roof. Part brick, part uPVC double-glazed windows. uPVC double-glazed patio doors to garden. Power points. Tiled floor.

Gallery Landing
15'7" x 11'5" (4.76 x 3.48)
Coved ceiling. Ceiling medalion surrounding main light. Loft access. uPVC double-glazed window to front. Power points. Radiator.

Bedroom 1
15'3" x 9'0" (4.65 x 2.75)
Coved ceiling. uPVC double-glazed window to rear. Built-in wardrobes. Power points. Radiator.

En-suite
6'8" x 9'6" (2.04 x 2.92)
Coved ceiling. uPVC double-glazed privacy window to side. Vanity basin. Low-level WC. Shower cubicle with mains fed power shower. Corner bath with mixer tap and shower head attachment. Extractor fan. Heated towel rail.

Bedroom 2
11'9" x 9'5" (to wardrobes) (3.59 x 2.88 (to wardrobes))
Coved ceiling. uPVC double-glazed window to rear. 2 x Built-in double wardrobes. Power points. Radiator.

En-suite
2'11" x 5'4" (to shower cubicle) (0.90 x 1.65 (to shower cubicle))
Coved ceiling. Inset ceiling lights. Vanity basin. Low-level WC. Shower cubicle with electric shower. Extractor fan.

Bedroom 3
13'1" x 10'0" (3.99 x 3.07)
Coved ceiling. uPVC double-glazed window to front. Cupboard storage. Power points. Radiator.

Bedroom 4
10'0" x 11'11" (3.05 x 3.65)
Coved ceiling. uPVC double-glazed window to rear. Built-in storage. Power points. Radiator.

Family Bathroom
9'5" x 8'9" (2.89 x 2.67)
Textured ceiling. Inset ceiling lights. uPVC double-glazed privacy window to side. Vanity basin. Low-level WC. Shower cubicle with a mains fedtwin headed power shower. Jacuzzi bath with waterfall tap and shower head attachment. Cupboard housing hot water cylinder. Heated towel rail. Tiled floor. Access to large side attic storage space (1.25 x 2.92)

Garage
17'3" x 15'0" (to cupboards) (5.28 x 4.59 (to cupboards))
Electric garage door. Part uPVC, part double-glazed French doors to side. Storage cupboard. 2 x Work benches. Worcester boiler. Lighting and power.

Garden
To the front an immaculate enclosed garden, laid to lawn with hedge borders and colourful flower beds. This property benefits from gated off-road parking for multiple vehicles. The impressive rear garden is mostly laid to lawn, with multiple flower beds, small trees, plants and bushes. Large patio. Ample storage for gardening tools, bins and water butts, also including storage and potting sheds. Outdoor tap. Security lighting. Outdoor power points.

Material Information
All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Council Tax
Council Tax Band E. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161

Energy Performance Certificate
EPC Rating TBC. If you would like to view the full EPC then please enquire at our Long Sutton office.

Services
Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating.

Mobile Phone Signal
Inside - O2 is Likely over Voice and Limited Data. Vodafone is Limited over Voice and Data. EE is Limited over Voice and Data. Three is Limited over Voice and Data.

Outside - EE is Likely over Voice and Data. Three is Likely over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Visit the Ofcom website for further information.

Broadband Coverage
Ultrafast broadband is available.

Visit the Ofcom website for further information.

Flood Risk
This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea.

Directions
From the Geoffrey Collings Long Sutton office, head north-west on High Street towards Market Place and continue for 1.5 miles. Upon reaching the roundabout, take the third exit onto the A17. Continue for approximately 4.3 miles before reaching the Peppermint Roundabout. Take the third exit onto A151. Stay on this road before reaching the second roundabout, take the third exit onto Spalding Road. Follow for 1.2 miles. The property can then be found on your right-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS AND CO. Monday to Friday 9.00am to 5.30pm. Saturday: 9.00am to 1.00pm.

Please visit www.geffreycollings.co.uk for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT YOUR NEAREST OFFICE OF GEOFFREY COLLINGS & CO FOR A FREE MARKETING APPRAISAL.

Notes
The main roof and the 3 flat roofs were all renewed December 2024 with a 20 year guarantee.
By removing the bay window on the left-hand side, there is a possibility of creating a building plot (subject to Planning Permission).



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.