



## 176 High Road, Whaplode, Lincolnshire, PE12 6TJ

Offers in the region of £190,000 Freehold



Sitting on a 1/4 acre plot STMS, this well-presented mid-terrace property has been fully refurbished throughout and is ready to move straight into. The accommodation includes a newly fitted modern kitchen, a renovated bathroom, a good-sized living/dining room, and two bedrooms. New flooring has been laid throughout the home, adding to the fresh and updated feel.

Ideally suited to first-time buyers, the property is conveniently located within walking distance of local amenities, including a Co-op convenience store and a nearby primary school.

Early viewing is highly recommended.

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.

LONG SUTTON



**Kitchen**

10'3" x 10'1" (3.13 x 3.08)  
Part uPVC part double-glazed door to driveway. uPVC double-glazed window to rear. Modern wall and base units. Composite sink with mixer tap. New 'Prima' oven with hob and extractor over. Pantry storage cupboard. Space for tall fridge freezer. Under counter space and plumbing for washing machine.

**Hallway**

7'3" x 4'0" (2.21 x 1.23)  
Inset celing lights. uPVC double-glazed privacy glass window to side.

**Living Room**

19'9" x 12'0" (max) (6.02 x 3.66 (max))  
uPVC double aspect double-glazed windows to front and rear. Power points. Radiator.

**Bathroom**

6'11" x 6'1" (2.13 x 1.87)  
Inset ceiling lights. Claw bath tub with mixer tap and shower head attached. Vanity hand basin. Low-level WC. Radiator. Tiled wall.

**Bedroom 1**

10'10" x 10'7" (3.32 x 3.24)  
uPVC double-glazed window to front. Cupboard housing wall hung 'Ideal Espirit Eco' boiler. Radiator. Power point.

**Bedroom 2**

9'3" (max) x 8'10" (2.84 (max) x 2.71)  
uPVC double-glazed window to rear. Radiator. 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 A. For more information on Council Tax, please contact Fenland District Council on 01354 654321.

**Energy Performance Certificate**

EPC Rating C. If you would like to view the full EPC, 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**

EE - Good outdoor, variable in-home  
02 - Good outdoor  
Three - Good outdoor  
Vodafone - Good outdoor

Visit the Ofcom website for further information.

**Broadband Coverage**

Standard, Superfast and 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 5.00pm. Saturday: 9.00am to 1.00pm.



**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.