

Avondale Millgate, Whaplode Spalding PE12 6RR



welcome to

Avondale Millgate, Whaplode Spalding

DON'T MISS OUT - VIEWING HIGHLY ADVISED TO APPRECIATE THE ACCOMMODATION OFFERED EXPANSIVE 3.05 ACRE PLOT (STS) OFFERING A CHARMING FOUR BEDROOM DETACHED BUNGALOW AS WELL AS 9 PADDOCKS AND STABLES, SITUATED WITHIN THE OUTSKIRTS OF THE SOUGHT AFTER VILLAGE OF WHAPLODE.













Entrance Porch

Double glazed entrance door, ample storage for coats and shoes

Entrance Hall

11' 5" x 23' 5" ($3.48m \times 7.14m$) Feature fireplace, two radiators, water control, staircase benefiting from ample understair storage leads to the first floor and loft.

Lounge 21' 3" x 12' 7" (6.48m x 3.84m) Carpeted flooring, radiator, ceiling light and TV point

Two double glazed windows Double glazed patio doors

Hobby Room 11' 6" x 11' (3.51m x 3.35m) Carpeted flooring, storage in eaves

Two velux windows Please note this room has restricted head height

Dressing Room 6' 8" x 10' 6" (2.03m x 3.20m) Power and lighting, spotlights.

Double doors leading into: loft Please note this room has restricted head height

Snug

12' 4" x 12' 4" (3.76m x 3.76m) Feature multi-fuel fuel fireplace with wooden built in, wooden flooring, ceiling light, TV point.

Double glazed window

Kitchen / Diner

14' 11" x 26' (4.55m x 7.92m) Fitted kitchen comprising of wall and base units with worksurfaces over, tiled splashback, sink/drainer, range with extractor fan over, kitchen island with ample storage and built in shelving, ceiling light, two radiators and TV point. Double glazed window Doors leading into:

Boot Room

16' 5" x 5' 2" (5.00m x 1.57m) **Utility Room** 14' 5" x 10' 11" (4.39m x 3.33m) Fitted units with worksurfaces over, sink/drainer, plumbing for washing machine, tiled flooring, radiator.

Double glazed window

Conservatory 14' 3" x 14' 7" (4.34m x 4.45m) Radiator, power sockets and TV point.

Double glazed french doors

Cloakroom

5' 2" x 7' (1.57m x 2.13m) Central heating boiler, ceiling fan, extractor fan, wash hand basin and W/C.

Bedroom One

14' 8" x 9' 4" (4.47m x 2.84m) Carpeted flooring, radiator, ceiling light, power and lighting

Double glazed window

En-Suite

4' 9" x 6' 4" (1.45m x 1.93m) Three piece suite comprising of a shower cubicle with rainfall shower, wash hand basin with vanity and W/C. Fully tiled, extractor fan, ceiling fan.

Double glazed window

Bedroom Two 9' 9" x 11' 6" (2.97m x 3.51m) Carpeted flooring, power sockets, radiator

Double glazed window

Bedroom Three

11' 8" x 11' 3" (3.56m x 3.43m) Feature fireplace, carpeted flooring, radiator, ceiling light, power sockets, ample storage

Double glazed window

Bedroom Four 11' 1" x 10' 10" (3.38m x 3.30m) Feature fireplace, ceiling light, radiator.

Double glazed window

Bathroom

9' 7" x 9' 7" (2.92m x 2.92m) Four piece suite comprising of a bath with mixer tap, large shower cubicle, wash hand basin with vanity and W/C. Fully tiled, ceiling light, extractor fan and heated towel rail.

Double glazed frosted window

Exterior

Small animal housing - (41' x 12'05)

Built in trough with raised beds and ample storage.

Hay Barn / Wood Store: Ample storage, space for tractor and horse box

Barn: 24 x 48ft Large structure with ample potential

Workshop (circa 90ft x 23ft) Separated into sections with an inspection pit and ample space.

Stables/Hardcore Land: Hard standing ground, large yard

Paddocks: Nine separate paddocks allowing ample equestrian space, private woods towards the rear.

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welcome to

Avondale Millgate, Whaplode Spalding

- FOUR BEDROOM DETACHED BUNGALOW
- SET UPON AN IMPRESSIVE 3.05 ACRE PLOT (STS)
- HEATED POOL AND POOLHOUSE
- NINE SEPARATE PADDOCKS AND STABLES
- EXTENSIVE DRIVEWAY AND 90FT WORKSHOP

Tenure: Freehold EPC Rating: C Council Tax Band: B

£730,000



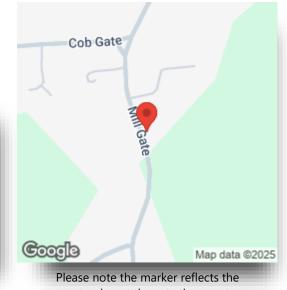


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Property Ref: SDG112386 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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postcode not the actual property

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