



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 x 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 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/drain, 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/drain, 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112386 - 0002

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