

PLOUGH INN WOODGATE ROAD SPALDING, PE12 0XF

£330,000
FREEHOLD

Sublime property, converted from an old Pub. Refurbished to an incredible standard throughout the windows are new and double glazed, situated in an ideal location in the heart of Moulton Chapel. This large plot has plenty of parking with more than enough room for a motorhome or caravan. Close to local amenities including village pub and butchers. Internally the property boasts a large modern kitchen with patio doors to access the garden with integrated dishwasher and fridge freezer, separate dining room, cozy lounge with log burner, sitting room/spare bedroom with bathroom adjacent. Upstairs, you will find three generous rooms, and a modern family bathroom. The property also benefits from planning permission for a considerable extension. For full details call 01775713888.

PLOUGH INN WOODGATE

- Stunning Character Property • Village Location • Close to local amenities • Planning Permission to extend • Large Plot • Modern open plan kitchen • CHAIN FREE • Call 01775

713888



Kitchen/Diner

Stunning kitchen, with modern worktops, integrated appliances, ample storage space, Centre island joining an open plan dining/breakfast space also with log burner to side.

Dining Room

Two windows to front, window to side, two open plan, door to:

Bathroom/Utility Room

Three piece bathroom suite, with space for washing machine and dryer.

Lounge

Feature lounge, well decorated and laid out, with wood burning fireplace this will be the perfect cozy space on those cold winter nights.

Pantry

Large pantry to rear of kitchen, which houses the water heater.

Porch

Leading on to the rear garden, with ample space to store shoes and coats.

Sitting Room/Spare Bedroom

Used as a sitting room, office space and a spare bedroom currently. With a dedicated downstairs three piece bathroom, it could be the master bedroom with ensuite.

Bedroom 1

Window to rear, electric storage heater, door to:

Bedroom 2

Window to front, electric storage heater, door to:

Bedroom 3

Electric storage heater, door to:

Family Bathroom

Sublime bathroom, incredibly well decorated, modern feeling, with large shower, free standing bath, toilet and two sink basins. This bathroom is luxury!

Full Planning Permission for Extension

<https://planning.sholland.gov.uk/OcellaWeb/planningDetreference=H13-0126-21&from=planningSearch>

H13-0126-21

PLOUGH INN WOODGATE ROAD





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ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band A

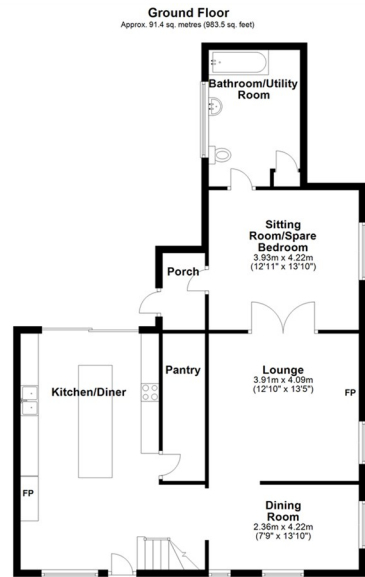
Viewings – By Appointment Only

Floor Area – 1700.00 sq ft

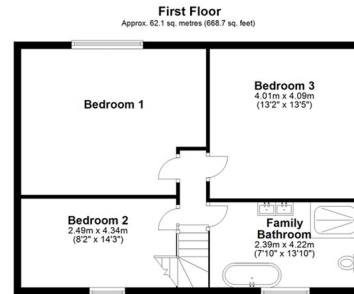
Tenure – Freehold



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Total area: approx. 153.5 sq. metres (1652.2 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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