

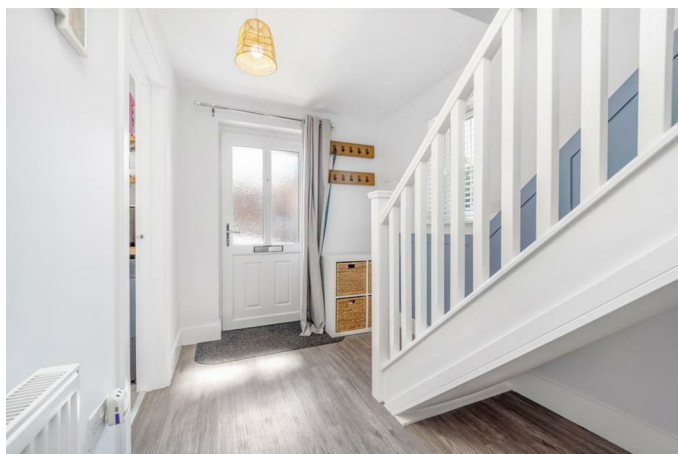


16 Church Gate, Whaplode, PE12 6TA

£220,000

Nestled in the charming village of Whaplode, this nearly new three-bedroom home offers a perfect blend of modern comfort and stylish upgrades. Enhanced by the current owners, the property boasts tasteful decorating, elegant panelling, and thoughtfully designed external landscaping. With spacious living areas, a contemporary kitchen, and a serene garden, this home is ready for you to move in and enjoy. Ideal for families or professionals seeking a peaceful retreat with all the benefits of a recently built property. Don't miss the opportunity to make this beautifully improved house your new home.

Entrance Hall 9'6" x 11'6" max (2.92m x 3.52m max)



PVCu double glazed entrance door, skimmed ceiling, LVT flooring, stairs to first floor landing, radiator. Doors to kitchen, WC and lounge.

WC 6'3" x 3'4" (1.93m x 1.03m)

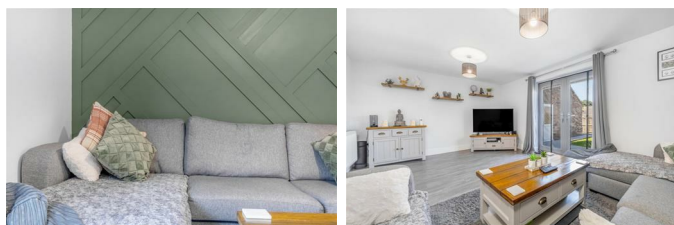


Skimmed ceiling with recessed ceiling spotlight and extractor fan, tiled flooring, radiator. Fitted with a close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over and tiled splashback.

Lounge 12'10" x 16'9" (3.92m x 5.12m)



PVCu double glazed French doors to rear, skimmed ceiling, LVT flooring, panelled feature wall.



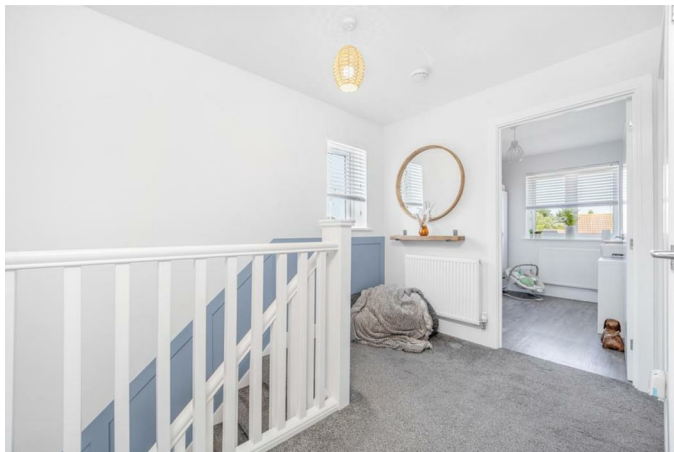
Kitchen 15'2" x 10'7" (4.64m x 3.23m)



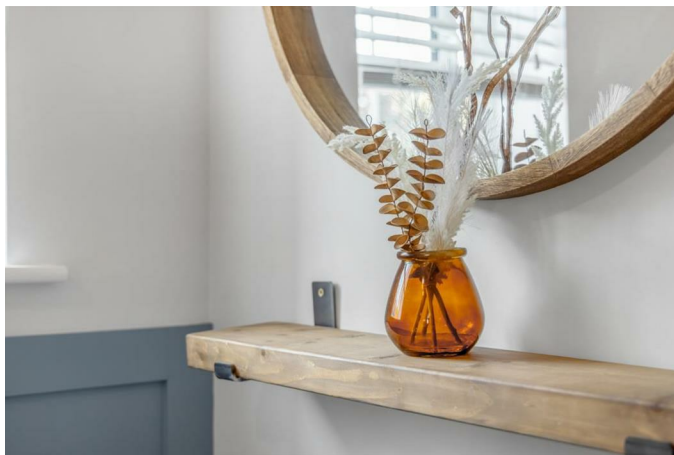
PVCu double glazed window to front, skimmed ceiling with recessed ceiling spotlights, extractor fan, wall mounted mains gas central heating boiler, tiled flooring. Fitted with a matching range of base and eye level units with roll edge work surface and matching upstand. Four ring electric hob with extractor hood over and integrated eye level oven and grill under, 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap over, space for fridge freezer, space and plumbing for washing machine.



Landing 7'5" x 10'10" (2.27m x 3.32m)



PVCu double glazed window to side, skimmed ceiling, half height panelled staircase, doors to bedrooms and bathroom.



Bedroom One 9'0" x 14'2" (2.76m x 4.34m)



PVCu double glazed window to front, skimmed ceiling, radiator, laminate flooring.



Bedroom Two 9'2" x 14'2" (2.81m x 4.33m)



PVCu double glazed window to rear, skimmed ceiling, radiator, laminate flooring.

Bedroom Three 9'3" x 7'5" (2.84m x 2.27m)



PVCu double glazed window to rear, skimmed ceiling, radiator, laminate flooring.

Bathroom 8'4" x 7'6" (2.56m x 2.29m)



PVCu double glazed window to front, skimmed ceiling, chrome wall mounted heated towel rail. Fitted with a three piece suite comprising panel bath with chrome mixer tap over and hand held shower attachment, chrome thermostatic bar shower with glass shower screen, close coupled toilet with push button flush and pedestal wash hand basin.



To The Front



There is a block paved driveway to the front of the property providing off road parking for four to five vehicles and leading to the single garage. There is a side gate leading to the garden, EV charging point and porch area to the front door.

Rear Garden



The rear garden is enclosed by timber fence and

laid to lawn with porcelain patio area and path to the garage. There is outside lighting, cold water tap and courtesy door into the garage.



Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Property Postcode

For location purposes the postcode of this property is: PE12 6TA.

Verified Material Information

Tenure: Freehold

Council tax band: A

Property construction: Brick

Electricity supply: Mains - British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Mains - Anglian Water

Sewerage: Mains

Heating: Mains gas central heating

Broadband: As stated by Ofcom,

Broadband type Highest available download speed

Highest available upload speed Availability

Standard 12 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 10000 Mbps 10000 Mbps Good

Mobile coverage: As stated by Ofcom,
Indoor

Provider Voice Data

EE Likely Likely

Three Limited Limited

O2 Likely Limited

Vodafone Limited Limited

Outdoor

Provider Voice Data

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Parking: Driveway and single garage - Parking for up to four vehicles.

Building safety issues: None

Restrictions: Not known

Public right of way: No

Flood risk: Zone 3 - Environment Agency

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: No

Accessibility and adaptations: None

Coalfield or mining area: No

Energy Performance rating: TBC

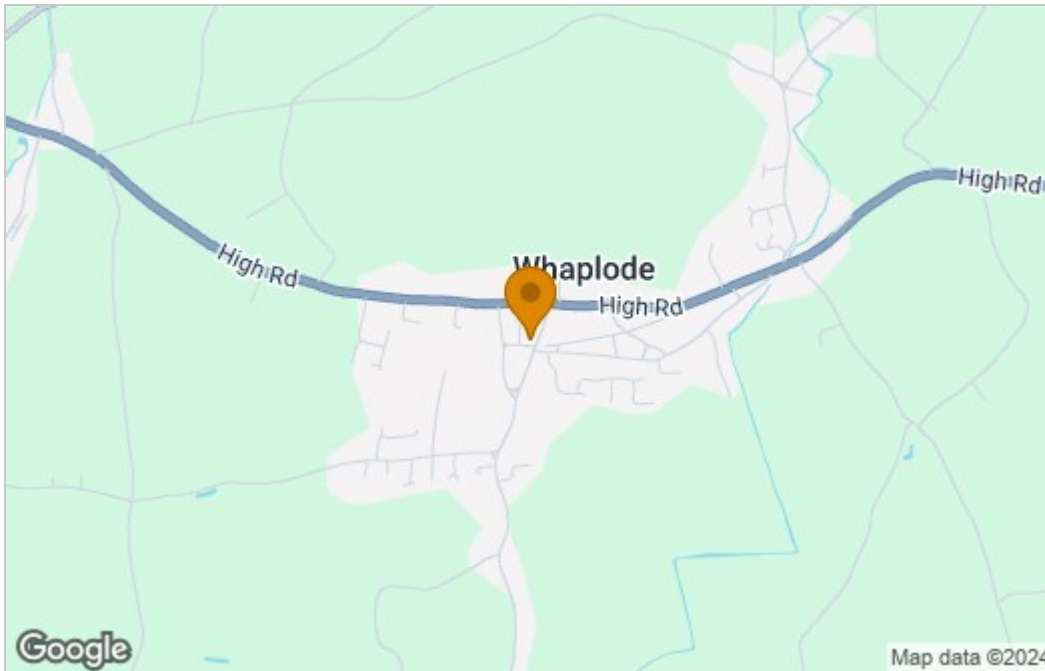
Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

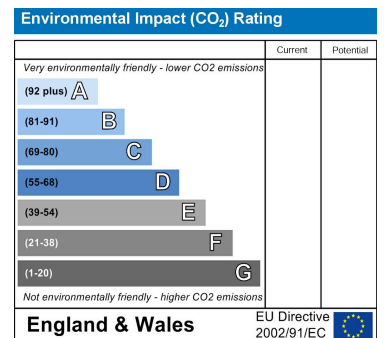
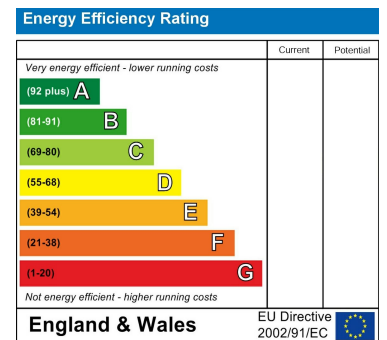
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

