



6 Church Gate, Whaplode, PE12 6TA

£240,000

- Popular Village Location
- Vendor to pay £1000 towards legal fees for the Purchaser
- Gas Central Heating
- Enclosed Rear Garden
- New Carpets and Decor throughout
- Presented in excellent decorative order
- Generous room sizes
- Ground floor cloakroom
- Viewing essential
- No onward chain

*** NO FORWARD CHAIN ***

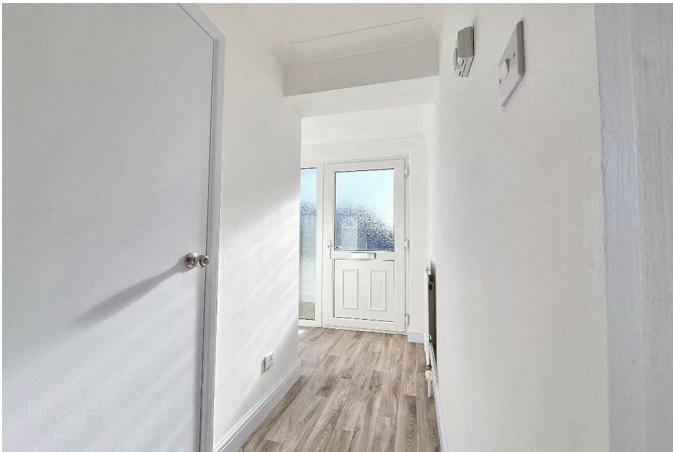
***Vendor to pay £1000 towards legal fees for the Purchaser ***

Three bedroom detached family home situated in the village of Whaplode, close by to all local amenities and benefiting from off road parking, single garage and enclosed rear garden. The property has been recently redecorated and refreshed throughout and is ready to move into.

We are delighted to present this charming three bedroom detached home with an adjoining garage. The property has recently been refreshed, making it ready for you to move straight in. Located in the heart of Whaplode, it offers convenient access to several local amenities and is just a short walk from the church.**

Positioned between the market towns of Holbeach and Spalding, this home is ideally situated for anyone looking to establish roots in a thriving community.

Entrance Hallway



Obscure glazed UPVC double glazed entrance door and glazed side panel. Coving to textured ceiling, vinyl flooring, radiator, door to cloakroom and door to kitchen diner.

Cloakroom



Obscure glazed UPVC double glazed window to the side elevation. Coving to textured ceiling. Fitted with close coupled toilet and wash hand basin with splashback.

Kitchen Diner 13'11" x 12'7" (4.24 x 3.84)



UPVC double glazed window to front elevation. Coving to textured ceiling. Fitted with a matching range of base and eye level units. Refitted worktop space with tiled splashback. Stainless steel sink with drainer and chrome taps over. Refitted four ring electric hob with stainless steel extractor hood over and integrated oven under. Floor mounted gas central heating boiler. Space and plumbing for washing machine and dishwasher, space for fridge/freezer, tiled flooring. Stairs to first floor and door to:



Living Room 15'7" x 15'7" (4.75 x 4.75)



PVCu double glazed window and door to rear, radiator, coving to textured ceiling, Under stairs storage cupboard. Door to lean to.



Lean to



Metal and glazed construction. Sliding door to rear garden. Access to garage.

First Floor Landing



PVCu double glazed window to side elevation. Textured and coved ceiling with access to loft. Airing cupboard with insulated hot water tank and immersion heating.

Bedroom One 9'10" x 15'8" (3.00 x 4.78)



UPVC double glazed window to rear elevation. Textured and covered ceiling, radiator.



Bedroom Three 8'10" x 6'11" (2.69 x 2.11)



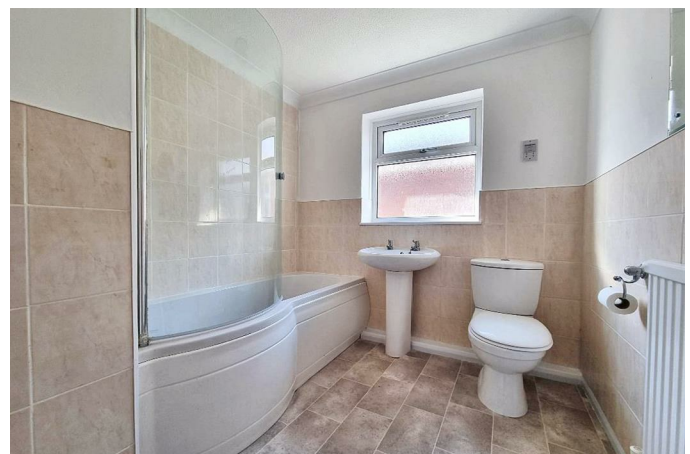
PVCu double glazed window to front elevation. Textured and covered ceiling, radiator.

Bedroom Two 13'0" x 8'6" (3.96 x 2.59)



PVCu double glazed window to front elevation. Textured and covered ceiling, radiator.

Bathroom



PVCu double glazed window to side elevation. Textured and covered ceiling. Half tiled walls (fully

tilled in bath/shower area). Close coupled toilet with push button flush and pedestal wash hand basin with taps over. Bath with mixer tap with shower attachment. Shaving point, radiator, vinyl flooring.

Exterior



The property benefits from extensive block paved driveway with turning bay to the front providing off road parking for multiple vehicles and leading to garage with up and over door and concrete floor. Side gated access leads to the rear garden which is enclosed by timber fencing and laid to lawn with generous patio area and timber storage shed.



Property Postcode

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

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: B

PLEASE NOTE:

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

Viewing

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.

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.

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.

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Verified Material Information

Tenure: Freehold

Council tax band: B

Property construction: Brick

Electricity supply: Mains - Scottish Power

Solar Panels: No

Other electricity sources: No

Water supply: Mains - Anglian Water

Sewerage: Mains

Heating: Mains Gas

Broadband: As stated by Ofcom,

Broadband type Highest available download speed

Highest available upload speed Availability

Standard 10 Mbps 0.9 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast --Not available --Not available
Mobile coverage: As stated by Ofcom,
Indoor:
Provider Voice Data
EE Likely Likely
Three Limited Limited
O2 Likely Limited
Vodafone Limited Limited

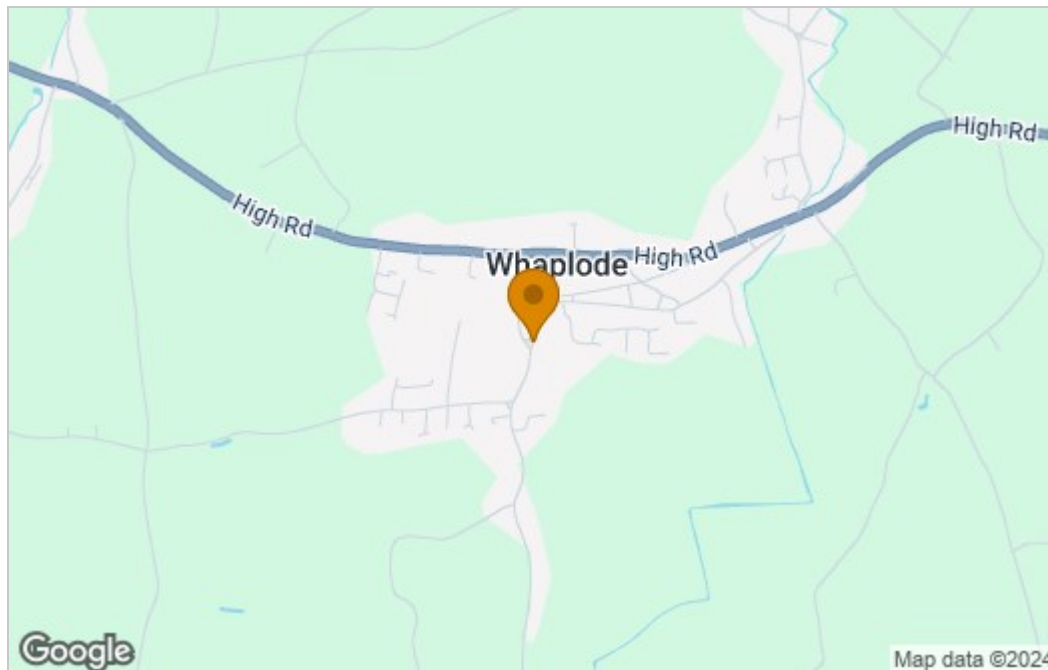
Outdoor:
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Parking: Driveway and Single Garage - Parking for
up to five cars.
Building safety issues: None
Restrictions: None
Public right of way: None
Flood risk: Zone Three - Environment Agency
Coastal erosion risk: None
Japanese Knotweed: No
Planning permission: No
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: D

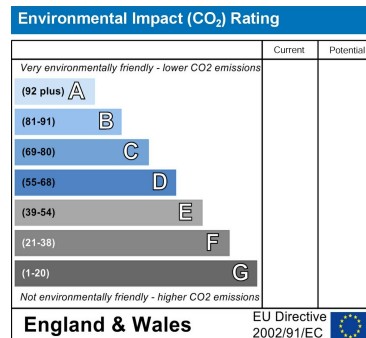
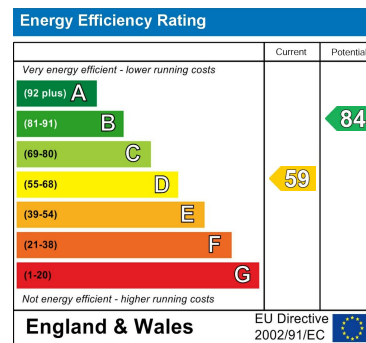
Floor Plan



Area Map



Energy Efficiency Graph



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