

EST 1770



# Longstaff<sup>COM</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



*The Hazel*

HIGHGROVE  
— HOMES —

Please Note: These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Rear gardens turfed at additional cost. These details are released as a guide only at time of printing and are subject to change, without prior notice.

Plot 5 'The Hazel', at Phase 2 - 'The Grove', Gyrwas Grove, Whaplode, Spalding PE12 6GQ

## PRICE - £545,000 Freehold

- Various Executive Designs
- Village Location
- South facing rear garden and field views
- Ready for end of 2022
- Private cul-de-sac
- Spacious mature 2.5 acre site
- Open plan design
- Approx 0.3 acre plot

Located at the end of a long private driveway on Phase 2 of this executive development of detached 3 and 4 bedroom Bungalows with double garages. Price includes carpets from selected range, and extensive 'Symphony' Fitted kitchen with appliances. Traditional brick and block design, with a Contemporary rustic charm. Heating is via an Air Source Heat Pump with Underfloor Heating throughout. Aluminium Bifold Doors out from the Lounge to the Garden Cream PVCu windows, soffits and fascias. Electric Roller Shutter door to garage. 10 year LABC Warranty. Phase 1 - all sold - comprising further Executive detached bungalows with double garages.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

|               |   |               |   |                     |
|---------------|---|---------------|---|---------------------|
| Living/Dining | - | 6.6m x 5.97m  | - | 21'8" x 19'7" (max) |
| Kitchen       | - | 4.26m x 3.07m | - | 14' x 10'1"         |
| Utility       | - | 2.91m x 1.7m  | - | 9'7" x 5'7"         |
| WC            | - | 1.7m x 1.2m   | - | 5'7" x 3'11"        |
| Bathroom      | - | 3.06m x 2.36m | - | 10'1" x 7'9"        |
| Bedroom 1     | - | 4.67m x 3.64m | - | 15'4" x 11'11"      |
| Dressing      | - | 3.06m x 2.19m | - | 10'1" x 7'2"        |
| En-suite      | - | 3.06m x 1.32m | - | 10'1" x 4'4"        |
| Bedroom 2     | - | 4.26m x 3.82m | - | 14' x 12'6"         |
| Bedroom 3     | - | 3.37m x 3.27m | - | 11'1" x 10'9"       |
| Garage        | - | 6.02m x 5.99m | - | 19'9" x 19'8"       |



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## PHASE 2 – THE GROVE

Located off Cobgate, these properties sit at the end of 'The Grove', a spacious 2.5 acre site, accessed via a private road, and all within a tranquil village setting,

Built by LABC Award winning developer Highgrove Homes (Spalding) Ltd., the properties are built to a high specification in traditional brick and block form, but individual designs. Plot 5 has a large South facing rear garden.

The 3 Bungalow properties in Phase 2 all have a modern Air Source Heat Pump central heating systems and Underfloor Heating. Oak veneered doors with chrome effect handles are fitted throughout, and all properties have an extensive high specification 'Symphony' fitted kitchen with appliances included, as well as carpets from a selected range

### PLOT 5 – THE HAZEL (1,603 sq ft plus Double garage)

#### HALLWAY

Black composite door leading from covered front entrance area, with recessed downlight. Power points, Telephone point. Cpd off. Carpeted.

#### LIVING/DINING AREA

Fully opening Bifold doors out to gardens, Pendant lights fittings, power points, TV point, Underfloor Heating Control. Carpeted. (Tiling upgrade available).

#### KITCHEN

Extensive Kitchen design from selected 'Symphony' ranges. Includes design of Tall, base and wall cupboards. Blanco 1 1/2 Bowl Sink unit. Contemporary Tap. New Appliances including Built in Double Oven, Fridge/Freezer, and Dishwasher, Electric induction Hob and Extractor, all with contrasting worktops over. Power points (one with USB), Underfloor Heating Control, Recessed Ceiling Downlights. Tiled Floor (to kitchen area) and Splashbacks. TV Point.



#### UTILITY ROOM

'Symphony' Tall and Baseline units with Blanco sink inset. Contemporary Stainless Tap. Matching worktop over spaces for Washing Machine and Tumble dryer. Power Points, Underfloor Heating Control, Recessed Ceiling downlights. Tiled Floor and splashbacks. Door to Garden.

#### CLOAKROOM

Low level Wc and Wash hand basin. Recessed ceiling downlights. Tiled Floor.

#### MAIN BEDROOM

Power points (one with USB), Pendant light fitting, Telephone and TV point, Underfloor Heating Control. Carpeted.

#### ENSUITE

Large shower cubide, Low level wc, Vanity unit with inset basin. Chrome Heated Towel rail, recessed ceiling downlights, shaver point, Tiled floor, and Half tiled walls.

#### BEDROOM 2

Power points, Telephone and TV points. Pendant light fitting, Heating Control. Carpeted

#### BEDROOM 3

Power points, Telephone and TV points, Pendant Light fitting, Heating Control. Carpeted.

#### BATHROOM

New white 4 piece suite with Bath, Separate Shower cubide, Low level Wc and Vanity Unit with inset basin. Chrome Heated Towel Rail, Shaver Point, Ceiling Downlights, Tiled Floor, and Half tiled walls. Underfloor control.

#### AIRING CUPBOARD

Hot water cylinder. Main heating and hot water controls. Immersion.

#### OUTSIDE

Turfed front gardens and levelled rear gardens (ready to turf), gravelled driveway, slabbed footpaths and patio, and timber fencing to boundaries. Air source heat pump. Outside Tap. Contemporary brushed chrome exterior lights to rear and side doors, and to garage.

#### DETACHED DOUBLE GARAGE

Fluorescent Light, power point. Black Electric Roller shutter garage door.

#### LOCATION/AMENITIES

Situated in the village of Whaplode, just 6 miles from the centre of the Georgian market town of Spalding, and 2 miles from Holbeach. The property lies within ½ mile of the centre of the village, which has a new Co-op convenience store, 2 Petrol Stations, Public House, Indian restaurant, Primary school, Church and Village Hall. The nearby villages of Moulton and Weston have additional facilities including Primary school, Churches, Butchers, Fish and Chip shop, and further Public houses, village shops and the renowned Baytree Garden Centre. Spalding and Holbeach have a further extensive range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations, as well as Springfields Outlet Centre. There is an extensive bus service to Spalding and Kings Lynn from the bus stop (within ½ mile) – the 505. The larger towns of Boston (15 miles), Kings Lynn (20 miles) and the city of Peterborough (18 miles) all offer a wide range of facilities and Peterborough has access to the A1 and the East Coast mainline (London's Kings Cross minimum journey time 46 minutes).

**AGENTS NOTE:** We are obliged to advise a member of the firm has an interest in the sale of these properties.

Please download the Brochure to see further details of layouts, room sizes, and specifications.

#### DIRECTIONS

From the centre of Spalding at the High Bridge, proceed straight into Church Street, and then veer left into Halmergate. Continue along to the mini roundabout taking the third exit on to Low Road. Proceed to the next roundabout at the main A16, taking the second exit on to Rangells Gate. Proceed for a mile and a half to Weston Hills village. At the crossroads, turn left, and the property is then situated immediately on the right, and as indicated by the Agents For Sale sign.

## TENURE

Freehold

**SERVICES** Mains Electricity, water and drainage. Heating and Hot water via Air source Heat pump, with underfloor heating throughout.

**COUNCIL TAX BAND** TBA

## LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

## PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

## ROOM SIZE ACCURAC Y

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis.

The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

## APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

## Ref: S1

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

## ADDRESS

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