



BRADLEY JAMES
ESTATE AGENTS



3 Mill Lane, Whaplode, Spalding, Lincolnshire, PE12 6TP

Asking price £245,000

- Extended to the side and rear
- Stunning entrance hall with vaulted ceiling, glass balustrade staircase with LED ambient lighting
- Study
- Two double bedrooms
- Off road parking to the side and rear, low maintenance rear garden
- Fully renovated inside and out
- Open plan kitchen diner with central island and breakfast bar
- Lounge with log burner
- Beautiful four piece bathroom suite
- Walking distance to local amenities

Bradley James welcomes you to Mill Lane in the charming village of Whaplode. This stunning detached cottage offers a perfect blend of modern elegance and cosy comfort. Recently fully renovated and extended to the side and rear by the current owner, this property is a true gem, ideally situated within walking distance of local amenities, including a Co-op, two petrol stations, a primary school, and a lovely playing green.

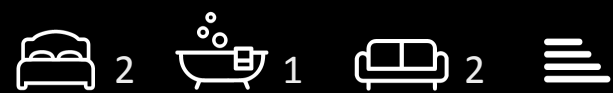
As you enter the cottage, you are welcomed by a striking entrance hall featuring a modern glass balustrade staircase and a vaulted ceiling, which creates a bright and airy atmosphere. The contemporary LED lighting, thoughtfully integrated into the ceiling and staircase, enhances the inviting ambiance. The entrance hall leads to a convenient downstairs cloakroom and flows seamlessly into a modern kitchen, complete with a central island, exposed beam, and an attractive exposed brick wall. The kitchen is designed for both functionality and style, making it the heart of the home.

An inner hallway off the kitchen provides access to a study and a comfortable lounge, where a log burner adds warmth and charm, perfect for cosy evenings in.

Venturing to the first floor, the landing is bathed in natural light from a keylite window, creating a bright space that can accommodate a dressing table. This area leads to two spacious double bedrooms and a beautifully appointed bathroom suite, ensuring comfort and convenience for all.

Outside, the property boasts off-road parking at both the side and rear, along with a low-maintenance rear garden featuring an Indian sandstone patio seating area and modern outdoor lighting, ideal for entertaining or relaxing in the fresh air.

With excellent road links to the A17, connecting you to Norfolk, Lincoln, and Spalding, this delightful cottage is not just a home but a lifestyle choice. Don't miss the opportunity to make this exquisite property your own.



Council Tax Band: A



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has a featured vaulted ceiling with Velux sky window in the ceiling, glass balustrade staircase, bespoke seat, radiator, power points and skimmed ceiling with inset LED lighting.

Cloakroom

WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboards beneath and skimmed ceiling with inset spotlights.

Kitchen Diner

20'7 x 10'6

Triple aspect with UPVC double glazed window to the side and rear, two Keylite windows in the extension, UPVC double glazed door to the rear garden, handleless base and eyelevel units with solid wood worksurface over, sink and drainer with mixer taps over, space and point for American fridge freezer, space and plumbing for washing machine, space and point for tumble dryer, integrated electric oven and grill, integrated microwave, centre Island with overhang breakfast bar, base units with solid woodwork surface over, electric hob, exposed beams with inset LED lights shining to the ceiling, feature exposed brick wall with modern LED lighting, power points, radiator and skimmed ceiling with inset spotlights.

Hallway

Radiator, power points, double storage cupboard and skimmed ceiling with inset spotlights.

Study

6'7 x 6'7

Worktop, base and eye level storage cupboards, radiator, power points and skimmed ceiling with inset spotlights.

Lounge

13'0 x 10'8

Two UPVC double glazed windows to the front, radiator, power points with USB charging, inset log burner and skimmed ceiling with inset spotlights and a featured panelled wall.

Landing

Keylite double glazed window in the ceiling, modern glass balustrade, radiator, power points, space for a dressing table and loft hatch.

Bedroom 1

13'0 x 12'0 max

UPVC double glazed window to the front, radiator, power points, skimmed ceiling and two built-in wardrobes and drawers beneath.

Family Bathroom

UPVC obscured double glazed window to the side, panel bath with mixer taps over, double shower cubicle which is fully tiled with inset shelving and a built-in mixer shower with a showerhead on a sliding adjustable rail, vanity wash hand basin with storage cupboards beneath, WC with push button flush, wall mounted heated towel rail and skimmed ceiling with inset spotlights.

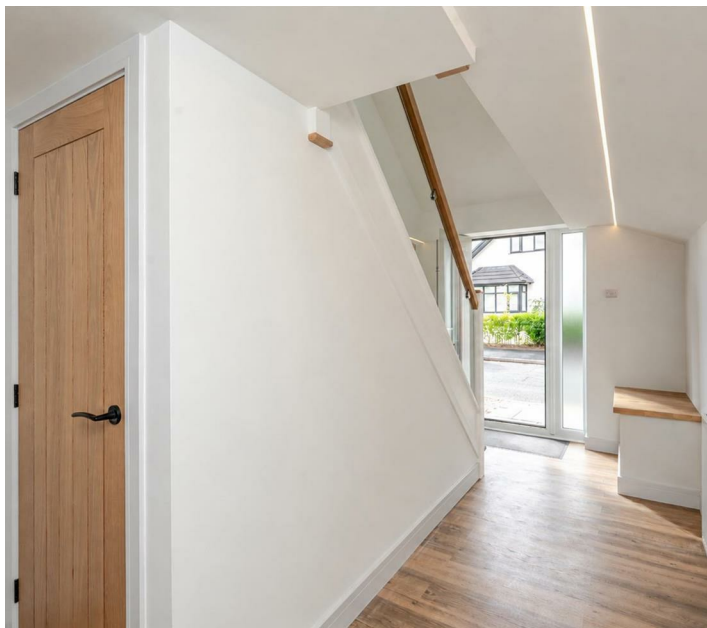
Bedroom 2

11'7 x 10'6

UPVC double glazed window to the rear, radiator, power points, TV point and skimmed ceiling with inset spotlights.

Outside

There's off-road parking to the front, side and rear. The side gated access leads to the rear garden which is enclosed by panel fencing being all low maintenance and has been laid to gravel, there is a Indian sandstone patio path, outside up-and-down lights and outside tap.







Viewings

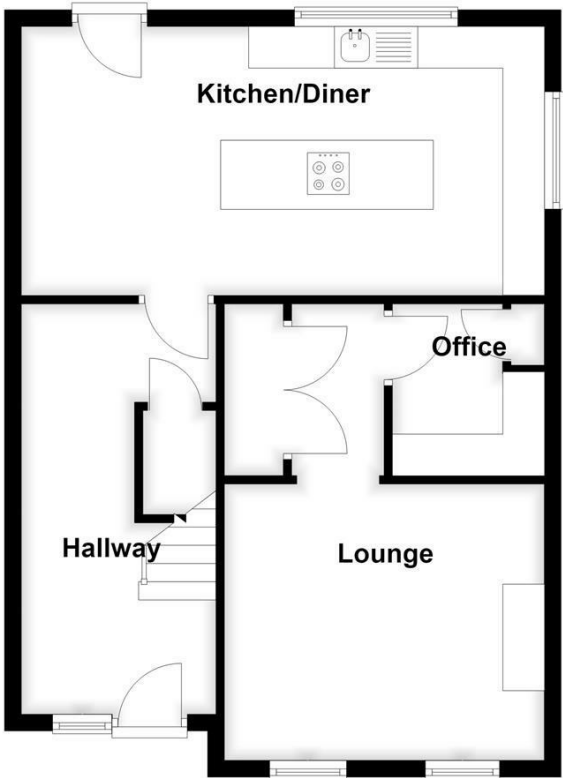
Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

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

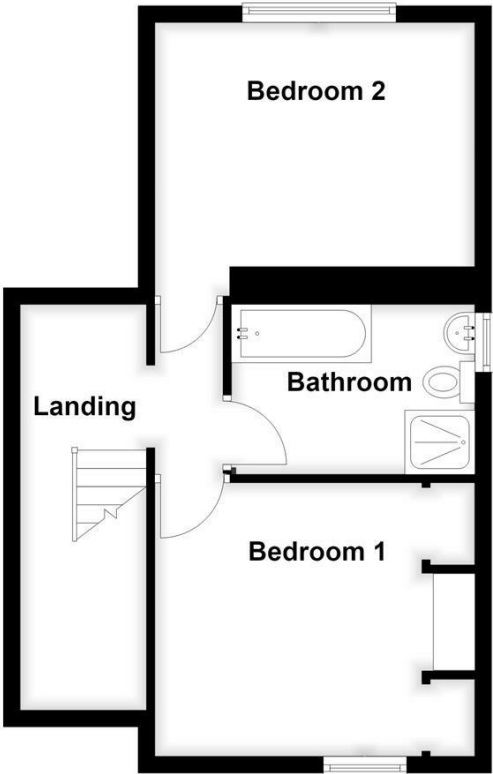
Ground Floor

Approx. 53.9 sq. metres (580.4 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.8 sq. feet)



Total area: approx. 95.6 sq. metres (1029.2 sq. feet)