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12 Golden Harvest Way, Whaplode PE12 6UU

£470,000 Freehold

- 5 Bedrooms, En-Suite to Master.
- 3 Reception Rooms
- Double Garage
- 16 Solar Panels Owned by Vendor
- Good Sized Garden

Very well-presented spacious family home situated on a good-sized plot with field views to the rear. Integral double garage, ample off-road parking and generous gardens. 5 bedrooms, 3 reception rooms, 3 bathrooms. Gas central heating, UPVC double glazed windows, doors and fascias. Inspection highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Open porch with external lighting and leading through an obscure UPVC double glazed door with matching obscured UPVC double glazed panels to the side into:

ENTRANCE HALLWAY

6' 5" x 15' 11" (1.96m x 4.86m) Coved and textured ceiling, centre light point, radiator, smoke alarm, BT point, engineered oak flooring, central heating thermostat, security alarm controls, staircase rising to first floor, door into:

LOUNGE

13' 10" x 16' 2" (4.22m x 4.93m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, centre light point, 2 wall lights, double radiator,



TV point, feature oak wooden fire surround with marble insert and hearth with fitted coal effect gas fire.

From the Entrance Hallway an obscured glazed door leading into:

KITCHEN

11' 9" x 13' 6" (3.60m x 4.14m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, spotlights, radiator, Karndean flooring, fitted with a wide range of base, eye level and drawer units with work surfaces over, composite splashbacks, central island with further base and drawer units, integrated Neff stainless steel fan assisted oven, integrated stainless steel combination oven, integrated 5 ring gas hob, canopy extractor hood over, integrated AEG dishwasher, inset one and a half bowl sink with Carron Phoenix hot water tap. Open archway into Breakfast Room, door into:

UTILITY ROOM

12' 6" x 15' 8" (3.83m x 4.80m) UPVC double glazed window to the side and rear elevations, obscured UPVC double glazed door to the side elevation, coved and textured ceiling, inset lighting, further strip light, extractor fan, radiator, central heating controls, 3 fitted storage cupboards with shelving. Fitted with a range of base units, worktops, tiled splashbacks, inset stainless steel sink with mixer tap, plumbing and space for washing machine, water softener, space for fridge freezer, Karndean flooring, door into:

SHOWER ROOM

6' 0" x 6' 6" (1.83m x 1.99m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, inset lighting, part wood panelling to the walls, stainless steel heated towel rail, Karndean flooring, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap, fully tiled shower cubicle with fitted Mira shower.

From the Utility Room a door leads into:

WALK-IN LARDER

Textured ceiling, lighting, shelving, Karndean flooring.

From the Kitchen an open archway into:

BREAKFAST ROOM/RECEPTION ROOM 2

11' 10" x 13' 5" (3.63m x 4.09m) UPVC double glazed sliding patio doors to the rear elevation, coved and textured ceiling, centre light point, double radiator, engineered oak flooring, TV point, double obscured doors leading into Lounge. Further door leading into:

DINING ROOM/RECEPTION ROOM 3

10' 3" x 12' 11" (3.14m x 3.96m) UPVC double glazed window to the front and rear elevations, coved and textured ceiling, centre light point, double radiator, 2 double wall lights.

From the Entrance Hallway the staircase rises to:



FIRST FLOOR GALLERIED LANDING

6' 7" x 18' 8" (2.01m x 5.71m) Coved and textured ceiling, centre spotlight fitment, smoke alarm, access to part boarded loft with pull down ladder and lighting, storage cupboard with fitted hot water cylinder with slatted shelving, controls for underfloor heating in bathroom.

MASTER BEDROOM

15' 9" x 15' 4" (4.81m x 4.69m) UPVC double glazed window to the front elevation, coved and textured ceiling, 2 centre light points, radiator, TV point, fitted furniture comprising 5 double wardrobes. Door into:

EN-SUITE

8' 5" x 6' 10" (2.57m x 2.09m) Obscured UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, extractor fan, fully tiled walls, heated towel rail, tiled flooring, fitted with a three piece suite comprising low level WC, wash hand basin with taps fitted into vanity unit with shaver point and wall mirror over, fully tiled shower cubicle with fitted Mira shower.

BEDROOM 2

11' 9" x 13' 5" (3.60m x 4.10m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, laminate oak effect flooring, radiator, fitted double door wardrobe into recess with hanging rail and shelving.

BEDROOM 3

8' 9" x 17' 7" (2.69m x 5.37m) 3 Velux windows, coved and textured ceiling, centre spotlights, double radiator, storage cupboards fitted into eaves.

BEDROOM 4

8' 10" x 12' 4" (2.71m x 3.78m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, fitted double door wardrobe.

BEDROOM 5

9' 9" x 10' 0" (2.99m x 3.06m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, BT point, storage cupboard off.

FAMILY BATHROOM

8' 1" x 9' 8" (2.47m x 2.95m) UPVC double glazed window to the rear elevation, coved and textured ceiling, inset downlighters, extractor fan, tiled flooring with under floor heating, fully tiled walls, stainless steel heated towel rail, illuminated mirror with glass shelving. Fitted with a four piece suite comprising low level WC, pedestal wash hand



basin with rainfall mixer tap, Spa bath with multi jets, rainfall mixer tap and shower attachment tap, fully tiled shower cubicle with fitted rainfall shower head and further shower attachment tap.

EXTERIOR

Extensive gravelled driveway providing multiple off-road parking for vehicles and block paved pathway leading to gated side access.

The front garden is mainly laid to lawn with shrub borders with a gravelled area to the side.

INTEGRAL DOUBLE GARAGE

19' 1" x 20' 4" (5.82m x 6.21m) Coved and textured ceiling, strip light, centre light point, up and over doors, electric consumer unit board, SMA inverter for the solar panels, fitted Worcester gas boiler, various power points, work bench, cold water tap.

REAR GARDEN

Wooden garden shed, small glasshouse, vegetable patch. The garden is mainly laid to lawn with a wide range of mature shrub and fruit trees, extensive decking area with pergola over, external lighting. Fenced boundaries to both sides and to the rear elevations. Field views beyond.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road through the villages of Weston and Moulton and on to Whaplode. Turn right into Churchgate, (JR Cycles on the corner), take the next left into Mill Lane and the first right into The Tilney. Follow the road round and turn right into Golden Harvest Way.

AMENITIES

Whaplode is a well-served village with amenities including bus route, two garages both incorporating shops, Restaurant and take-away, village hall and church. The nearby market towns of Holbeach and Spalding offer a wider range of amenities. The larger towns of Boston, King's Lynn and the city of Peterborough are all easily accessible by road and offer a wider range of amenities. Peterborough has a fast train link to London's King's Cross, journey time approximately 50 minutes.











GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND D

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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