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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Church View, Churchgate, Whaplode PE12 6TA

£339,950 Freehold

- Generous Sized Gardens
- 3 Double Bedrooms (One with En-Suite)
- 2 Reception Rooms
- Multiple Off-Road Parking
- Gas Central Heating

Deceptively spacious and fully modernised 3 bedroom detached bungalow in pleasant non-estate village location. Generous sized gardens, ample off-road parking. Gas central heating, modern UPVC windows. Must be viewed to be appreciated.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Recessed front entrance porch with tiled step and external electric light, part obscure glazed composite front entrance door opening into:

LARGE RECEPTION HALL

14' 1" x 9' 4" (4.31m x 2.85m) minimum Coved and textured ceiling, ceiling light, access to loft space, radiator, smoke alarm, feature wall panelling, wood block flooring, attractive modern doors arranged off to:

LOUNGE

15' 10" x 13' 10" (4.85m x 4.23m) Fireplace with coal effect gas fire, inset tiling and decorative surround, twin alcoves with feature wall panelling, UPVC window to the front elevation, radiator, coved cornice, ceiling light, pair of UPVC glazed French doors to the side elevation.



FITTED BREAKFAST KITCHEN

12' 10" x 12' 3" (3.92m x 3.75m) minimum plus recess with fitted storage cupboards. Roll edged worktops with inset one and a quarter bowl sink unit with mono block mixer tap, extensive range of fitted base cupboards and drawers, intermediate wall tiling, matching and complimenting eye level wall cupboards, ceramic floor tiles, coved cornice, fluorescent strip lights, radiator, UPVC windows to the rear and side elevations, door to:



UTILITY ROOM

5' 11" x 5' 5" (1.81m x 1.66m) Plumbing and space for washing machine plus shelf for tumble dryer, space for fridge freezer, ceramic floor tiles, ceiling light, UPVC side window.

Also from the Kitchen doorway leading into:

SEPARATE DINING ROOM

13' 3" x 9' 1" (4.04m x 2.78m) maximum UPVC window to the rear elevation, recessed ceiling lights, radiator, vinyl floor covering, obscure glazed UPVC external entrance door, door to:



CLOAKROOM

5' 1" x 2' 6" (1.56m x 0.78m) Low level WC with concealed cistern and push button flush, corner hand basin with vanity storage units and mixer tap, vinyl floor covering, recessed ceiling lights, radiator, obscure glazed UPVC window.

CONSERVATORY

10' 6" x 6' 10" (3.22m x 2.10m) Access door from the corner of the Dining Room. Dwarf brick and UPVC construction with pitched polycarbonate roof, ceramic floor tiles, ceiling light with propeller style fan, UPVC glazed French doors to the rear elevation.

From the Reception Hall doors are arranged off to:

MASTER BEDROOM

12' 11" x 10' 0" (3.94m x 3.05m) Modern feature panelled wall, fitted carpet, coved cornice, ceiling light, radiator, UPVC window to the rear elevation.

EN-SUITE SHOWER ROOM

8' 2" x 2' 10" (2.50m x 0.87m) Shower cabinet with Aqua boarding and fitted Mira shower, bracket hand basin with mixer tap, low level WC with push button flush and concealed cistern, recessed ceiling light, Aqua boarding, obscure glazed UPVC window, extractor fan.

BEDROOM 2

14' 10" x 10' 8" (4.53m x 3.27m) Full width range of 3 double doored wardrobe units, matching kneehole style dressing table with multiple drawers and cupboard, painted panelled wall, fitted carpet, radiator, coved cornice, UPVC window to the front elevation.





BEDROOM 3

11' 0" x 12' 11" (3.37m x 3.95m) UPVC window to the side elevation, fitted carpet, coved cornice, ceiling light, radiator.

BATHROOM

9' 1" x 6' 3" (2.77m x 1.93m) Three piece suite comprising panelled bath with hand grips, end mounted mixer tap and fitted shower over with glazed screen, low level WC with push button flush and concealed cistern, hand basin with mixer tap and vanity storage unit beneath, vertical radiator/towel rail, Aqua boarding, recessed ceiling lights, 2 obscure glazed UPVC windows, Airing Cupboard housing the Ideal Logic gas fired central heating boiler with shelving.



EXTERIOR

The property has a low retaining brick wall to the front boundary with trellised panels with the remainder of the front garden being semi enclosed by close boarded concrete posted fencing to the front and side boundaries. There is an extensive lawned garden. External sockets, cold water tap and lighting. Electrically operated sliding entrance gate opening on to a concrete driveway which continues down the side of the property to a gravelled parking area and:

CAR PORT

23' 3" x 8' 7" (7.1m x 2.64m) This in turn leads to:

CONCRETE SECTIONAL SINGLE GARAGE

17' 10" x 9' 0" (5.46m x 2.76m) Concrete sectional construction, up and over door, power and lighting, concrete floor.

Access from the initial driveway is a further extensive gravelled parking area and turning bay. The property has parking for numerous vehicles. Gated access to either side of the property each leading round to:



ESTABLISHED REAR GARDENS

Extensive lawned areas with paved patio, slate chippings, close boarded timber fencing to the side and rear boundaries.

STORE SHED

7' 10" x 9' 3" (2.41m x 2.82m)

SECOND GARDEN SHED

INTEGRAL BRICK STORE

8' 10" x 4' 1" (2.70m x 1.25m) Concrete floor, power and lighting, half glazed external entrance door.





GENERAL INFORMATION

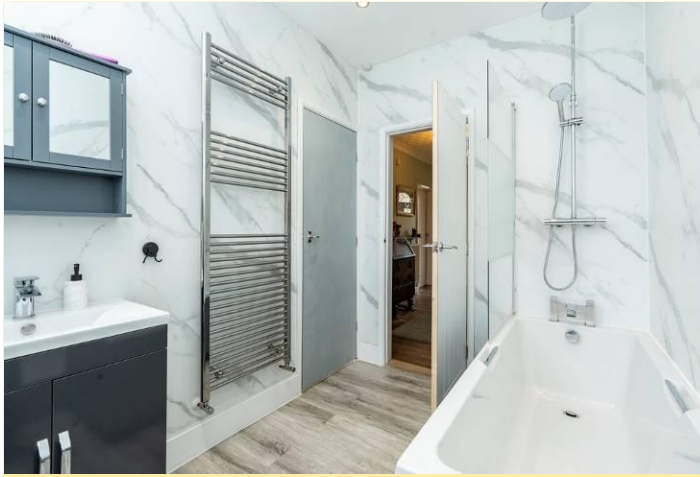
The property has been fully refurbished and tastefully updated in recent months and offers attractive family accommodation.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road, continuing through Moulton and on to Whaplode. Turning right into Churchgate continuing for around 400 yards and the property is situated on the left almost opposite the Church.

AMENITIES

Whaplode has a primary school, Church, garages, convenience stores etc. Holbeach (2 miles) and Spalding (6 miles) each offer a range of amenities including shopping, banking, leisure, educational and medical facilities. Kings Lynn, Peterborough and Boston are also easily accessible by road.







GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of sites, distances, views 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 here have not been inspected or guaranteed in their conformity or efficiency with the plan.
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TENURE Freehold

SERVICES Mains electricity, water and gas. Gas central heating. Private drainage.

COUNCIL TAX BAND C

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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Ref: S12012

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		