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8 Cobgate Close, Whaplode PE12 6SX

Fixed Price £450,000

**BELVOIR!**



## Key Features

- > EXECUTIVE DETACHED HOME
- > FIVE BEDROOMS
- > THREE RECEPTION ROOMS
- > CONSERVATORY
- > DOUBLE AND SINGLE GARAGE
- > APPX 1/3 ACRE PLOT
- > Tenure: Freehold
- > EPC rating C



We are delighted to offer for sale this unique five bedroom executive detached family home, thoughtfully enhanced by its current owner. Situated on a generous plot approaching 1/3 acre (STMS). Well positioned on the edge of a small cul de sac in the popular village of Whaplode. With easy access to both medical facilities, local shops and schooling while only a short drive to the Market Town of Spalding. Spalding in turn offers excellent road links and rail link to Peterborough, which in turn has a high-speed rail link to the city. The property has been greatly improved by the current owners but also offers an opportunity for further conversion/extension (subject to the required permissions). The accommodation in brief comprises of three-reception rooms, fitted kitchen, utility, cloakroom, conservatory. First floor has five bedrooms, en suite to master, family bathroom. Externally generous plot, ample off road parking with secure parking area, single garage, double garage with loft room.





#### ENTRANCE HALL

UPVC double glazed door with side panels, stairs to first floor landing, wood flooring.

#### LOUNGE

20'3" x 11'8" (6.2m x 3.6m)

UPVC double glazed windows to the front and rear elevation, feature fire surround (the vendor informs us that the fireplace has a traditional chimney and may be suitable for a log burner subject to inspection), two radiators. Glazed door to:

#### FAMILY ROOM

20'2" x 11'9" (6.1m x 3.6m)

UPVC double glazed window to the front and rear elevation, UPVC double-glazed French doors to the rear elevation, two radiators.

#### DINING ROOM

11'0" x 9'11" (3.4m x 3m)

UPVC double glazed window to the front elevation, radiator.

#### KITCHEN

17'2" x 8'9" (5.2m x 2.7m)

UPVC double glazed window to the rear elevation, UPVC double glazed door to conservatory, range of fitted base and wall units, ceramic sink unit with mixer taps, built in hob and hood, fitted double oven, space for under counter fridge, space for a American style fridge freezer, radiator, door to under stairs storage cupboard.

#### UTILITY

8'4" x 6'1" (2.5m x 1.9m)

UPVC double glazed window to the rear elevation, UPVC double glazed window and door to the side elevation, door to airing cupboard with hot water tank and shelving, base and wall units, sink unit with mixer taps, space for washing machine, tumble dryer and dish washer, radiator.

#### CLOAK ROOM

UPVC double glazed window to the side elevation, two-piece suite comprising of WC, wash hand basin, towel radiator, part tiling to walls.

#### CONSERVATORY

15'0" x 9'8" (4.6m x 2.9m)

UPVC double-glazed in construction on a low base, UPVC double glazed French doors to the side elevation, two radiators.

#### LANDING

UPVC double glazed window to the front elevation, radiator, access to loft space part boarded and light.

#### BEDROOM 1

14'2" x 9'11" (4.3m x 3m)

UPVC double glazed window to the front elevation, radiator.







#### EN SUITE

UPVC double glazed window to the rear elevation, three piece suite comprising of WC, vanity wash hand basin, corner shower cubicle, radiator, tall towel radiator, extractor.

#### BEDROOM 2

11'11" x 10'5" (3.6m x 3.2m)

UPVC double glazed window to the front elevation, radiator.

#### BEDROOM 3

11'9" x 10'3" (3.6m x 3.1m)

UPVC double glazed window to the front elevation, radiator.

#### BEDROOM 4

12'1" x 9'6" (3.7m x 2.9m)

UPVC double glazed window to the front elevation, radiator. (maximum measurements)

#### BEDROOM 5/STUDY

11'9" x 5'2" (3.6m x 1.6m)

UPVC double glazed windows to the rear elevation, radiator.

#### BATHROOM

UPVC double glazed window to the rear elevation, four-piece suite comprising of WC, vanity wash hand basin, panelled bath, shower cubicle, two towel radiators, extractor.

#### EXTERNALLY

Situated on a generous private plot approaching 1/3rd of an acre (STMS)

FRONT: Gated access leading to large gravel parking area leading to a secure additional gated parking area to the side of the property suitable for caravan, van etc with lawn areas and hedging.

REAR: Well presented garden with standing for three storage sheds with light and power connected, feature decked area with standing for hot tub, fish pond, enclosed by hedging.

#### ATTACHED GARAGE

With up and over door, UPVC double glazed door to the side elevation, Belfast style sink, plumbing for washing machine, water softener, wall mounted boiler.

#### DETACHED DOUBLE GARAGE

24'5" x 20'0" (7.4m x 6.1m)

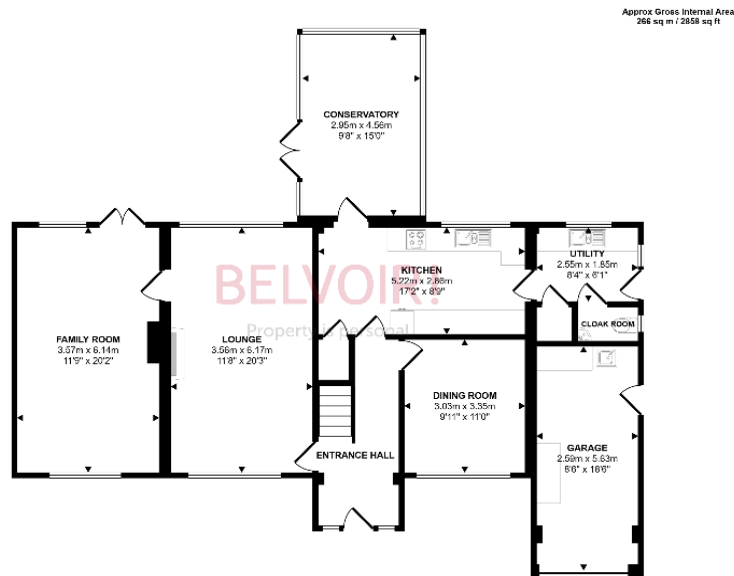
Over size double garage with twin doors, side personal door, light and power connected, ladders top loft storage area 22'6" x 9'7" (6.86m x 2.91m) with two velux style windows to the front elevation. We have been informed by the vendor that the garage was built with potential conversion to accommodation subject to verification and required permissions.

#### AGENTS NOTES

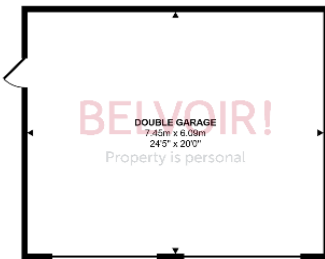
The feature lamp post in the front garden will not be included in the sale of the property.



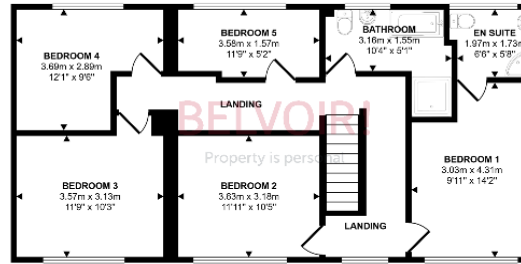




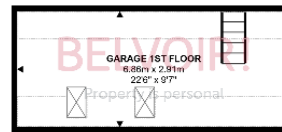
Ground Floor  
Approx 120 sq m / 1282 sq ft



Garage  
Approx 45 sq m / 488 sq ft



First Floor  
Approx 80 sq m / 863 sq ft

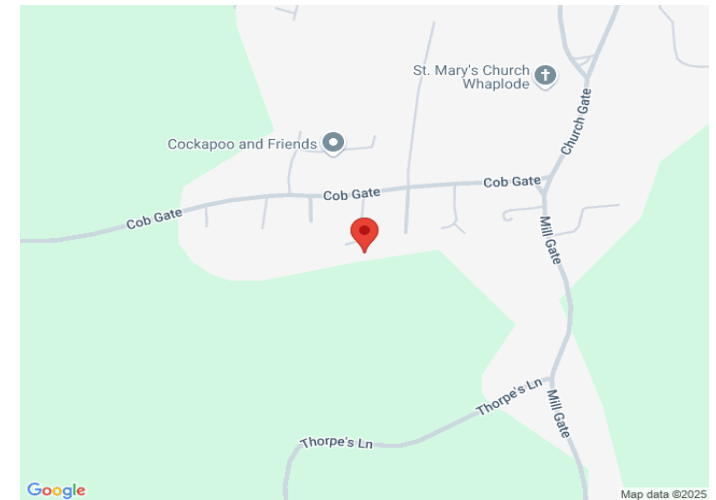


Garage First Floor  
Approx 28 sq m / 215 sq ft

Denotes head height below 1.5m

The floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Plans of items such as bathroom suites are representations only and may not include the full items. Issues with floor slippage etc.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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