



BRADLEY JAMES

ESTATE AGENTS



9 Turnpike Road, Whaplode, Spalding, PE12 6GE

Asking price £395,000

- 2320 Square feet
- Four piece bathroom suite
- Lounge with views over the countryside to the front
- Off road parking with EV charger, double garage with electric garage door
- Walking distance to local amenities including shops and primary school
- Four double bedrooms and en-suite to bedroom one
- 31 ft open plan kitchen diner, family room with bi-folding doors
- Study
- Low maintenance rear garden which has been landscaped
- Corner plot

Bradley James welcomes you to Turnpike Road a stunning four bedroom home with beautiful countryside views to the front.

Nestled on Turnpike Road in the charming village of Whaplode, this stunning modern detached family home, built in 2021, offers an impressive 2,320 square feet of living space. The property is set on a desirable corner plot, providing ample off-road parking for up to four vehicles, complete with an electric vehicle charger and a double garage featuring a remote-controlled door.

Upon entering, you are greeted by a spacious entrance hall that leads to a cosy lounge, where you can enjoy picturesque views over the fields. Internal French doors open into a remarkable open-plan kitchen, dining, and family room, measuring an impressive 31 feet. This area is perfect for family gatherings and entertaining, with bi-fold doors that seamlessly connect the indoor space to the low-maintenance rear garden.

The ground floor also includes a convenient study and a utility room, enhancing the practicality of this delightful home. Ascending to the gallery landing, you will find four generously sized double bedrooms. The master bedroom boasts an en-suite shower room, while the remaining three double bedrooms share a modern family bathroom suite.

The property is ideally located within walking distance to local amenities, including two shops, one of which is a Co-op, a Chinese takeaway, and a playing green. For further conveniences, the village of Moulton is just a five-minute drive away, offering additional amenities such as a primary school and a doctor's surgery. Whaplode itself also features a primary school, making this home perfect for families.

This exceptional property which comes with stunning countryside views to the front, combines modern living with a tranquil village atmosphere, making it an ideal choice for those seeking a spacious and stylish family home.

There is a management charge of £312 per year, this is payable the first 6 months of the year.



Council Tax Band: D



Entrance Hall

Composite double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points and skimmed ceiling.

Lounge

16'5 x 14'0

Double aspect with a UPVC double glazed window to the side, UPVC double glazed window to the front enjoying the open field views, views of the church and Moulton Mill from the comfort of your sofa, radiator, power points, TV points, telephone point, skimmed ceiling and internal French doors opening into the open plan kitchen diner family room.

Cloakroom

WC with push button flush, pedestal wash hand basin with mixer taps over, radiator, skimmed ceiling and extractor fan.

Kitchen Diner Family Room

31'4 x 10'7

UPVC double glazed window to the rear, double glazed bi-fold doors to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated double Bosch oven and grill, four burner gas hob and extractor over, integrated dishwasher, integrated fridge freezer, power points, breakfast bar, TV points and skimmed ceiling with inset spotlights over the kitchen.

Utility Room

UPVC double glazed door to the rear, base and eye level units with work surface over, sink and drainer with mixer tap over, space and plumbing for washing machine, space and point for tumble dryer, power points and skimmed ceiling.

Study

10'0 x 7'4

UPVC double glazed window to the front enjoying the field views, radiator, power points, fuse box and skimmed ceiling.

Landing

UPVC obscured double glazed window to the side, gallery landing, loft hatch, power points, radiator, skimmed ceiling and airing cupboard.

Bedroom 1

18'8 x 17'1

Restricted head height, UPVC double glazed window to the front enjoying the open field views, views of the church and Moulton Mill, radiator, power points, TV points, skimmed ceiling and loft hatch.

Bedroom 1 En-suite

UPVC obscured double glazed window to the rear, separate shower which is fully tiled with a built-in mixer shower with a fixed showerhead and a separate showerhead on a sliding adjustable rail, WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboards beneath, double shaver point, wall mounted heated towel rail and extractor fan.

Bedroom 2

16'8 x 11'0

UPVC double glazed window to the front and the side, to the front it enjoys open field views, radiator, power points and skimmed ceiling.

Bedroom 3

14'0 x 14'0

UPVC double glazed window to the rear, radiator, power points and skimmed ceiling.

Bedroom 4

14'5 x 10'2

UPVC double glazed window to the front enjoying the field views, radiator, power points and skimmed ceiling.

Family Bathroom

Four piece bathroom suite, UPVC obscured double glazed window to the rear, panel bath with side mounted mixer taps over and a mixer tap handheld shower, wall mounted heated towel rail, separate shower cubicle which is fully tiled with the built-in mixer shower with a fixed showerhead and a separate showerhead on a sliding adjustable rail, vanity wash hand basin with mixer taps over and storage cupboards and drawers beneath with work surface over, double shaver point, WC with push flush, storage cupboards to the side, extractor fan and skimmed ceiling.

Outside

The property sits on a good sized corner plot and enjoys open field view to the front, there's a laid to lawn area to the front and side, block paved off-road parking for four cars and an EV charger. There is also side gated access leading to the rear garden which is enclosed by panel fencing, it is all low maintenance having a slate chipping area, decking area, patio seating area and the rest is laid to AstroTurf, there is space to the side for a hot tub and outside tap.

Double Garage

19'0 x 17'2

Remote controlled electric roller door to the front, UPVC double glazed window to the side and UPVC double glazed door to the rear.







Viewings

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

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		87	
(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	



Total area: approx. 215.6 sq. metres (2320.2 sq. feet)