



BRADLEY JAMES

ESTATE AGENTS



12 Golden Harvest Way, Whaplode, Spalding, Lincolnshire, PE12 6UU

Asking price £450,000

- Views of the Lincolnshire countryside to the rear
- Cul-de-sac
- Five double bedrooms
- En-suite to bedroom one
- Solar panels
- Envious plot
- The utility room, family room and bedroom two are extensions of the original home
- Three reception rooms
- Fitted wardrobes in all five double bedrooms
- Walking distance to local primary school, bus stop and shops

Nestled in the charming cul-de-sac of Golden Harvest Way, Whaplode, this stunning extended 2467st ft family home offers an impressive five double bedrooms and three spacious reception rooms, all while providing breathtaking views of the Lincolnshire countryside at the rear. The property is set on an enviable plot, making it a perfect retreat for families seeking both comfort and tranquillity.

Upon entering, you are welcomed by a generous entrance hall that sets a warm and inviting tone. The ground floor features a well-designed layout, with a lounge that seamlessly flows into the dining room, creating an ideal space for entertaining. An archway leads you to the modern kitchen, complete with a central island, which is perfect for family gatherings. The extended family room, bathed in natural light, offers a delightful space to relax, while the extended utility room and shower room add practicality to the home.

Venturing to the first floor, you will find five well-appointed double bedrooms. The master bedroom boasts fitted wardrobes and an en-suite shower room, providing a private sanctuary. The main four-piece bathroom suite serves the remaining four bedrooms, ensuring ample facilities for family and guests alike. Notably, bedroom three has been thoughtfully created by the current vendors over the double garage, adding to the home's unique charm.

Conveniently located within walking distance to Whaplode's Co-op, convenience shop, primary school, and local park, this property is ideally situated for family life. Excellent road links connect you to Holbeach and Spalding, where you can enjoy a variety of town amenities, including supermarkets, restaurants, cafes, and a train station in Spalding. The A17 provides easy access to Spalding, Norfolk, and Lincoln.

This property is truly a must-see, as it offers an exceptional blend of spacious accommodation and stunning countryside views, making it an ideal family home.



Council Tax Band: D



### Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points and a door to the lounge and kitchen.

### Lounge

15'3 x 14'0

UPVC double glazed window to the front, internal French doors leading onto the dining room, radiator, power points and wall lights.

### Kitchen Breakfast

13'4 x 11'8

UPVC double glazed window to the rear overlooking field views, base and eye level units with work surface over, sink and drainer with mixer tap over, instant hot water tap, integrated dishwasher, space and point for fridge, integrated Neff hide and slide electric oven and grill, integrated convection oven and microwave, five burner gas hob with modern extractor over, splashback, centre island, power points, radiator and an archway flowing into the dining room making it a kitchen diner and a door leading through to the utility boot room and downstairs shower room.

### Dining Room

13'4 x 11'7

UPVC double glazed patio doors going onto the rear garden and overlooking fields to the rear, archway leading through to the kitchen breakfast, radiator, power points, TV points, internal French doors leading through to the lounge and another internal door to the family room.

### Family Room

13'0 x 9'7

Double aspect with the UPVC double glazed window to the front and the rear, radiator, power points and wall lights.

### Utility/Boot Room

15'7 x 8'8 x 11'8

Entrance into the utility boot room, double aspect UPVC double glazed window to the rear and side, UPVC obscured double glazed door to the side, base and eye level units with work surface over, sink and drainer with mixer taps over, space and plumbing for washing machine, space and point for fridge freezer, water softener, radiator, power points, tiled splashback, built in storage cupboard and door to the pantry and shower room. (The measurements do not go into the built-in storage cupboards).

### Downstairs Shower Room

UPVC obscured double glazed window to the rear, separate shower which is fully tiled with electric shower, WC with push button flush, wash hand basin with mixer taps over, wall mounted heated towel rail and extractor fan.

### Landing

Loft hatch, power points and airing cupboard with pumps for the shower.

### Family Bathroom

Four piece bathroom suite, UPVC obscured double glazed window to the rear, multi jet bath with mixer taps over, separate shower cubicle which is fully tiled with a built-in mixer shower with a fixed rain style showerhead and a separate showerhead on a sliding adjustable rail, WC with pushbutton flush, pedestal wash hand basin with mixer taps over, wall mounted heated towel rail, fully tiled walls, wall mounted mirror with inset LED lighting, fully tiled walls and floor, inset spotlights and extractor fan.

### Bedroom 1

15'4 x 11'6

Has its own entrance hall, UPVC double glazed window to the front, radiator, power points and two double built-in wardrobes with shelving and hanging space. (Measurements do not include into the built-in wardrobes).

### Bedroom 1 En-suite

UPVC obscured double glazed window to the front, separate shower cubicle which is fully tiled with electric shower, wall mounted heated towel rail, vanity wash hand basin with taps over, WC with push button flush, set in storage units beneath and worksurface over, fully tiled walls, shaver point and extractor fan.

### Bedroom 2

13'4 x 11'8 max

UPVC double glazed window to the rear enjoying the field views to the rear, radiator, power points and built-in wardrobe with shelving and hanging space. (Measurements do not include into the built-in wardrobe).

### Bedroom 3

17'7 x 8'8

Three double glazed windows to the rear enjoying the field views, radiator, power points, built-in fitted wardrobes and restricted head height.

### Bedroom 4

12'1 x 9'0

UPVC double glazed window to the front, radiator, power points and built-in single wardrobe with shelving and hanging space. (Measurements do not include into the built-in wardrobe).

### Bedroom 5

9'8 x 9'8

UPVC double glazed window to the rear, radiator and power points. (Measurements do not include into the built-in single wardrobe).

### Outside

The property sits on a fantastic plot which goes wider to the rear. It is laid to lawn and has gravel off road parking for several vehicles. This then leads to the double garage, there's a storm porch with an inset spotlight and side gate access leading to the rear garden. The side garden is enclosed by panel fencing and so is the rear side garden, has a patio seating area, a storage shed and another shed, the rear garden has an extended patio seating area, a pergola, the rest is laid to lawn with a variety of trees, shrubs and flowers and also has the uninterrupted field views to the rear.

### First Garage

20'3 x 8'8

Metal up and over door, power and lighting connected, fuse box, wall mounted Worcester Bosch boiler, space and point for chest freezer and UPVC obscured double glazed door to the side and rear garden.

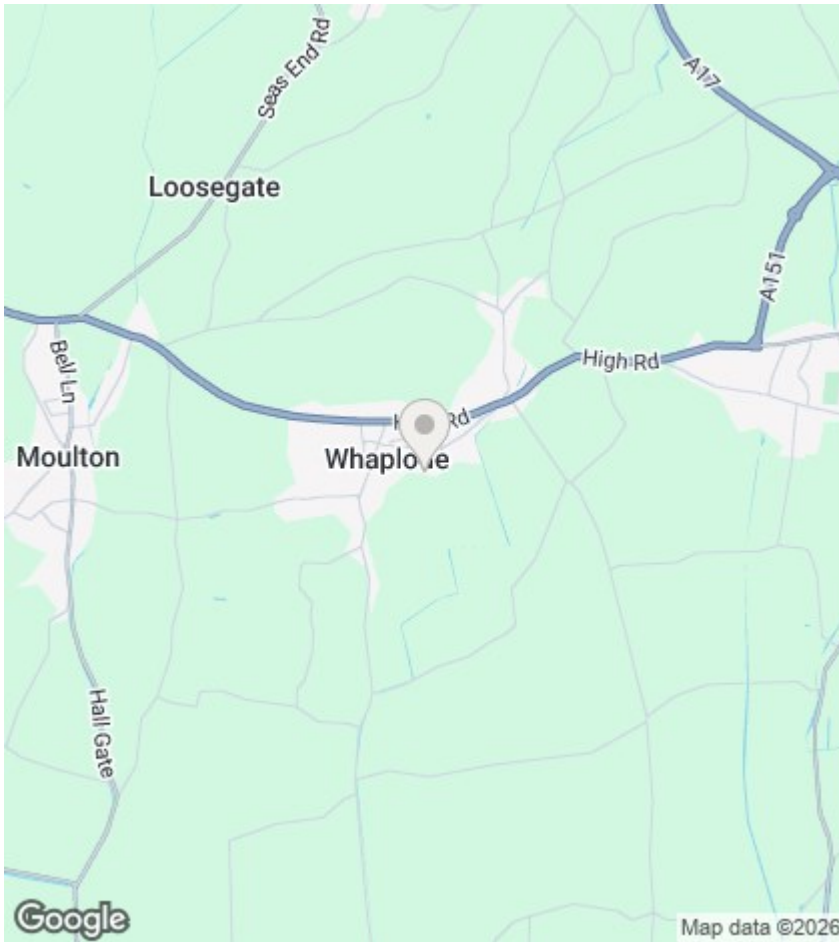
### Second Garage

17'0 x 8'8

Metal up and over door, power and lighting connected, space and point for chest freezer and UPVC obscured double glazed door to the side and rear garden.







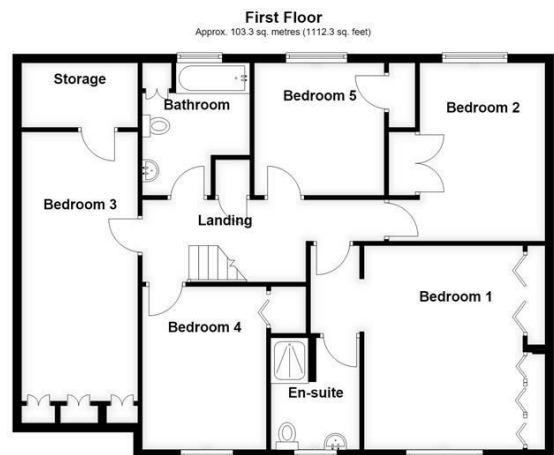
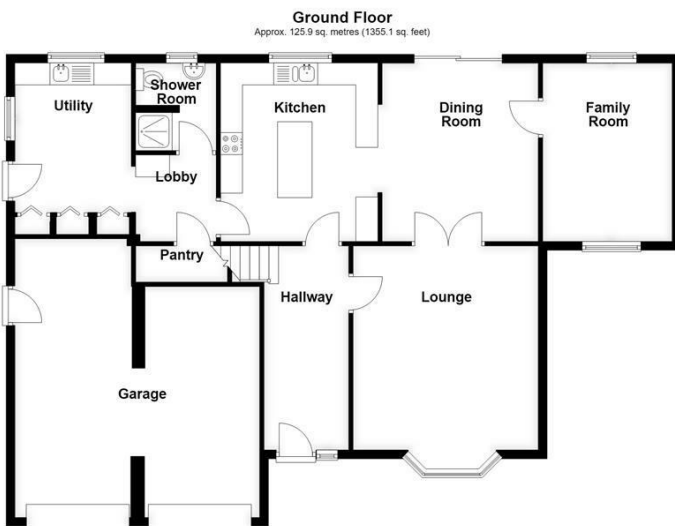
## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	82
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 229.2 sq. metres (2467.3 sq. feet)