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1 Field View Close, Whaplode PE12 6GS

£335,000 Freehold

- Executive Detached Family Home
- Lounge
- Open Plan Kitchen/Diner/Family Room
- Three Bedrooms
- En-Suite to Bedroom One

Stunning detached house located in the picturesque Field View Close, Whaplode. This superb family home, built in 2021, boasts a beautifully designed interior with two reception rooms, three bedrooms, two bathrooms and a generously sized open plan kitchen/diner/family room. Parking for 2 vehicles and landscaped rear garden.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

**ENTRANCE HALL :**

UPVC double glazed window to the front, stairs leading up to the first floor accommodation, thermostat control, radiator, power points, skimmed ceiling with inset spotlights.

CLOAKROOM :

UPVC obscured double glazed window to the front, W.C with a push button flush, vanity washbasin with a mixer tap over and storage cupboards beneath, Herringbone tiled splash-back's, wall mounted heated towel rail, skimmed ceiling with inset spotlights and an extractor fan.

LOUNGE :

3.66m'2.13m x 3.35m'2.13m (12'7 x 11'7) UPVC double glazed French doors to the rear garden, media unit with an inset electric fire and shelving,



vertical wall mounted radiator, power points, TV point, skimmed ceiling with inset spotlights.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM :

8.23m'1.83m x 5.49m'2.13m (narrowing to 4.57m'2.44 (27'6" x 18'7" (narrowing to 15'8")) Being triple aspect with two UPVC double glazed windows to the front, one to the side and bi-folding doors to the rear, Shaker style base and eye level units with a Quartz work surface over, integrated electric oven and grill with a five burner gas hob and extractor hood over, Belfast sink with a mixer tap over, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, Herringbone tiled splash-back's, centre island with a breakfast bar, radiator, power points, skimmed ceiling with inset spotlights, media unit with TV point and inset shelving and an wood burner bio-ethanol fireplace, understairs storage cupboard.

LANDING :

UPVC double glazed window to the rear, radiator, skimmed ceiling with inset spotlights, airing cupboard housing the gas boiler and power points.

BEDROOM ONE :

5.38m x 5.08m (inc wardrobes) (17'8" x 16'8" (inc wardrobes)) UPVC double glazed window to the side, radiator, power points (some with USB charging), TV point, built-in wardrobes, skimmed ceiling with inset spotlights.

EN-SUITE

UPVC obscured double glazed window to the side, fully tiled shower cubicle with a built-in mixer shower having a fixed shower-head and a separate shower-head on a sliding adjustable rail, vanity washbasin with a mixer tap over and storage cupboards beneath, W.C with a push button flush, wall mounted heated towel rail, half-height tiled walls, tiled floor, skimmed ceiling with inset spotlights and an extractor fan.

BEDROOM TWO :

5.92m x 3.96m'0.30m (19'5" x 13'1") Two UPVC double glazed windows to the front, radiator, power points, loft hatch, skimmed ceiling with inset spotlights.

BEDROOM THREE :

3.66m x 3.05m'1.22m (12'0" x 10'4") UPVC double glazed window to the front, radiator, power points (some with USB charging), skimmed ceiling inset spotlights.



FAMILY BATHROOM :

UPVC obscured double glazed window to the rear, freestanding roll top bath with a corner mounted mixer tap and handheld shower over, W.C with a push button flush, wall mounted heated towel rail, vanity washbasin with a mixer tap over and storage cupboards beneath, half-height tiled walls, tiled floor, skimmed ceiling with inset spotlights and an extractor fan.

EXTERIOR :

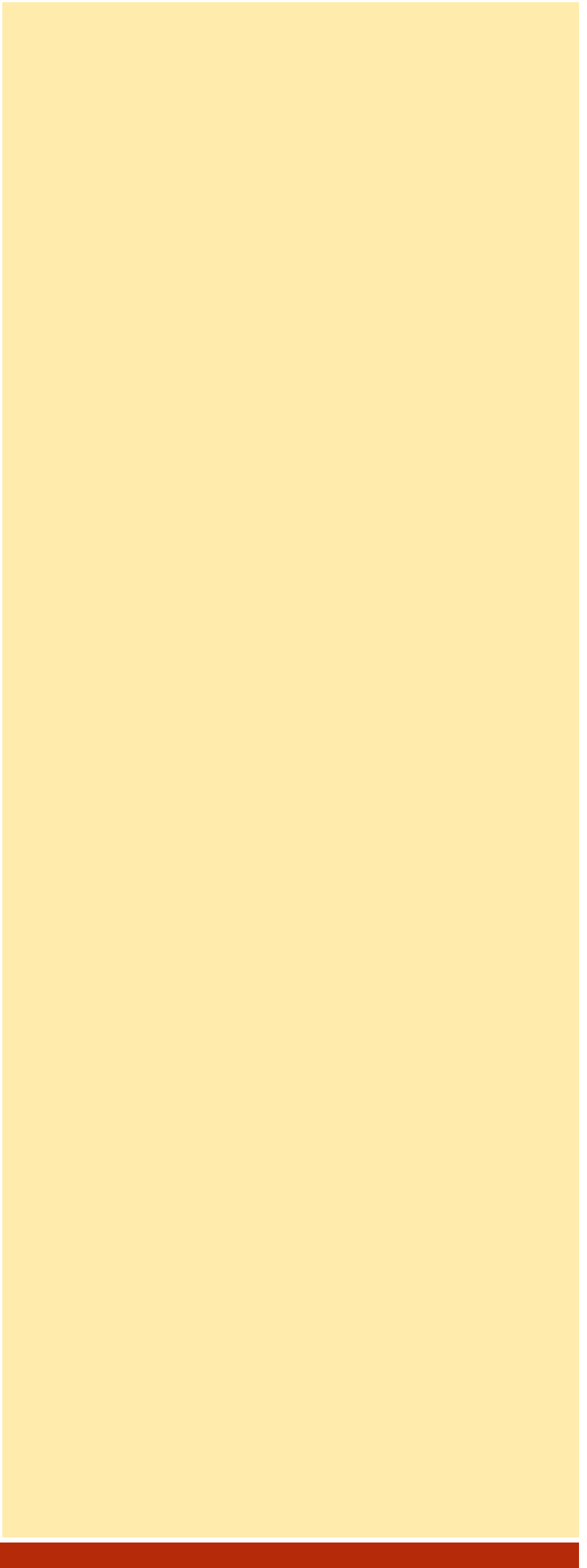
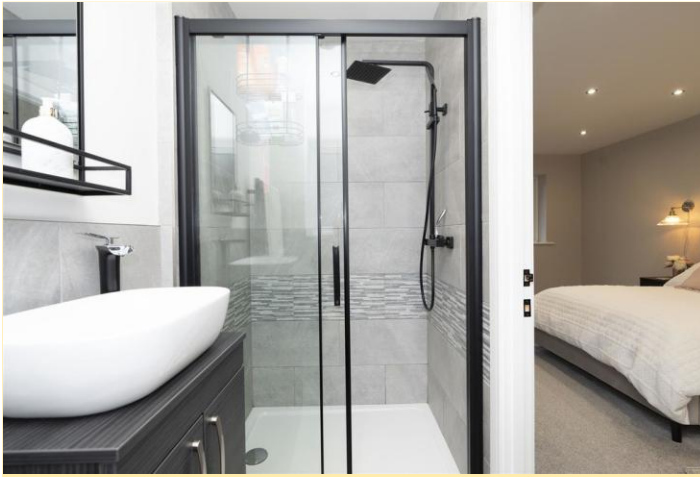
To the front is a post and rail fence running along the front and side and is laid to lawn, with a bespoke solid wood porch to the front and benefiting from up-and-down courtesy lighting. The pedestrian side gated access leads to the rear garden, which is enclosed by panel fencing with a laid to lawn area with mature shrubs, a Porcelina patio with a pagola. Shed to the side side path points open down lights.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road, continue past Weston and Moulton and into Whaplode and then take a left hand turning into Stockwell Gate. Follow the road down taking a left hand turning into Field View Close where the property is located on the corner.

AMENITIES

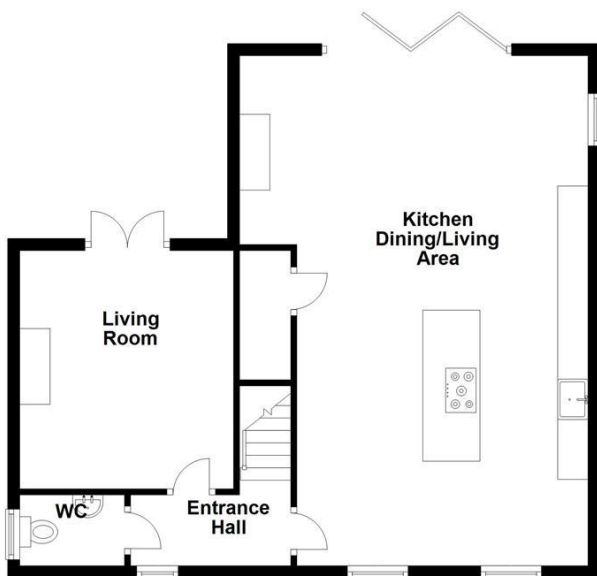
The village is served with a Co-Operative mini supermarket, 2 service stations, village hall, primary school etc. The towns of Holbeach (2 miles) and Spalding (6 miles) offer a range of facilities and Peterborough is also easily accessible by road.



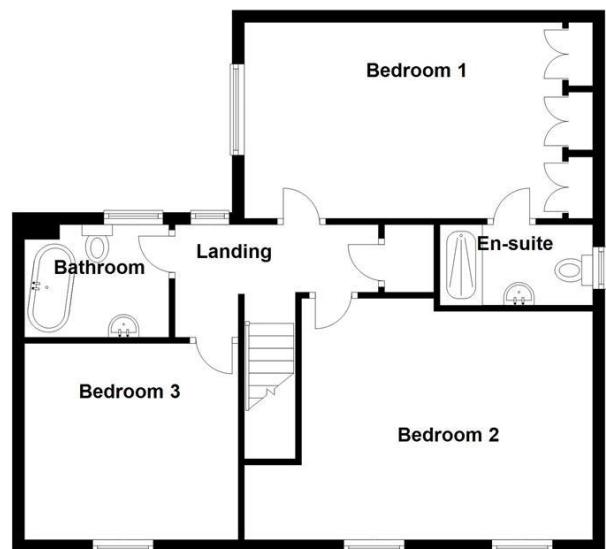




Ground Floor
Approx. 66.9 sq. metres (719.9 sq. feet)



First Floor
Approx. 67.8 sq. metres (729.9 sq. feet)



Total area: approx. 134.7 sq. metres (1449.8 sq. feet)

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



TENURE Freehold

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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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Ref:

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		104 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

