BRADLEY JAMES

ESTATE AGENTS









Piper Lodge Kirkgate, Whaplode, Spalding, Lincolnshire, PE12 6TE

Asking price £285,000

- No chain
- En-suite to bedroom one
- Two reception rooms
- Off road parking for four cars that leads to a single garage
- Walking distance to local primary school and playing green
- Four bedrooms
- Modern kitchen with utility room off
- Built in 2018
- Private rear garden
- Walking distance to local bus stop and Co op shop

Bradley James Estate Agents, Office 23 Welland Workspace, 10 Pinchbeck Road, Spalding, Lincolnshire, PE11 1QD
01775 233130

Nestled in the charming village of Whaplode, this delightful detached four-bedroom home on Kirkgate offers a perfect blend of modern living and convenience. With no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by a spacious entrance hall with cloakroom off. The entrance hall leads to two spacious reception rooms, ideal for both relaxation and entertaining. The modern kitchen is well-equipped and flows seamlessly into a utility room, enhancing the practicality of daily life.

The first floor boasts four generously sized bedrooms, with the master bedroom featuring an en-suite shower room for added privacy. A well-appointed bathroom suite serves the remaining three bedrooms, ensuring comfort for all family members.

Outside, the property benefits from off-road parking for up to four vehicles, leading to a single garage for additional storage or workshop space. The side gated access opens up to a private rear garden, perfect for outdoor gatherings or simply enjoying the tranquillity of your surroundings.

Conveniently located within walking distance to a local Co-op, another shop, a primary school, and a playing green, this home is ideal for families. For those seeking more amenities, Holbeach is just a five-minute drive away, offering a variety of shops, cafes, and supermarkets. Spalding, a mere ten-minute drive, provides even more options, including additional supermarkets, restaurants, a train station, and the popular Springfields Garden Outlet Centre.

This property presents an excellent opportunity for those looking for a spacious family home in a friendly community, with easy access to local amenities and transport links. Don’t miss your chance to view this wonderful home.

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Council Tax Band: C







Entrance Hall
Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, UPVC obscured double glazed window to the front, UPVC double glazed window to the side, radiator, power points, fuse box, skimmed ceiling and storage cupboard.

Cloakroom
UPVC obscured double glazed window to the front, WC with push button flush, pedestal wash hand basin with taps over, radiator, skimmed ceiling and extractor fan.

Lounge
15'1 x 13'7
UPVC double glazed box bay window to the front, radiator, power points, TV points, telephone points, skimmed ceiling and internal French doors leading through to the dining room.

Dining Room
10'2 x 8'8
UPVC double glazed French doors to the rear garden, radiator, power points and skimmed ceiling.

Kitchen
10'2 x 9'5
UPVC double glazed window to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with a four burner gas hob and extractor over, integrated dishwasher, space and point for fridge freezer, radiator, power points, skimmed ceiling with inset spotlights and a door to the entrance hall and utility room.

Utility Room
10'4 x 5'4
UPVC obscured double glazed window to the rear, UPVC double glazed window to the side, base and eye level units with work surface over, sink and drainer with mixer taps over, wall mounted gas boiler, space and plumbing for washing machine, space and point for tumble dryer, radiator, power points, extractor fan and skimmed ceiling.

Landing
UPVC double glazed window to the side, power points, airing cupboard, loft hatch and skimmed ceiling.

Bedroom 1
13'6 x 10'7
UPVC double glazed window to the front, radiator, power points, TV point, telephone point, skimmed ceiling and a door to ensuite shower room.

Bedroom 1 Ensuite
UPVC obscured double glazed window to the side, WC with push button flush, wall mounted heated towel rail, pedestal wash hand basin with taps over, separate shower cubicle which is fully tiled with an electric shower, double shaver point, extractor fan and skimmed ceiling.

Bedroom 2
10'3 x 9'1
UPVC double glazed window to the rear, radiator, power points, TV points and skimmed ceiling.

Family Bathroom
UPVC obscured double glazed window to the rear, panel bath with taps over and a built-in mixer shower over with shower screen, WC with push button flush, pedestal wash hand basin with tap over, tiled splashback, double shaver point, wall mounted heated towel rail, extractor fan and skimmed ceiling.

Bedroom 3
11'4 x 10'6
UPVC double glazed window to the front, radiator, power points, TV points and skimmed ceiling.

Bedroom 4
8'1 x 7'2
UPVC double glazed window to the rear, radiator, power points, CAT 6 data point, TV point and skimmed ceiling.

Outside
The property has tarmac off-road parking to the front and side which leads to a detached single garage with metal up and over door with side gated access to the rear garden which is enclosed by panel fencing, it is predominantly laid to lawn and has a patio seating area.































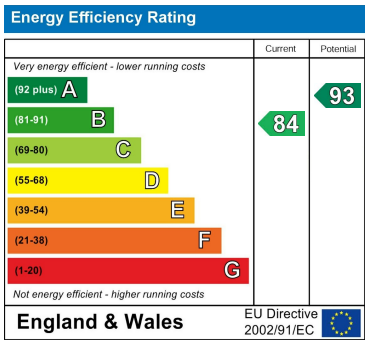


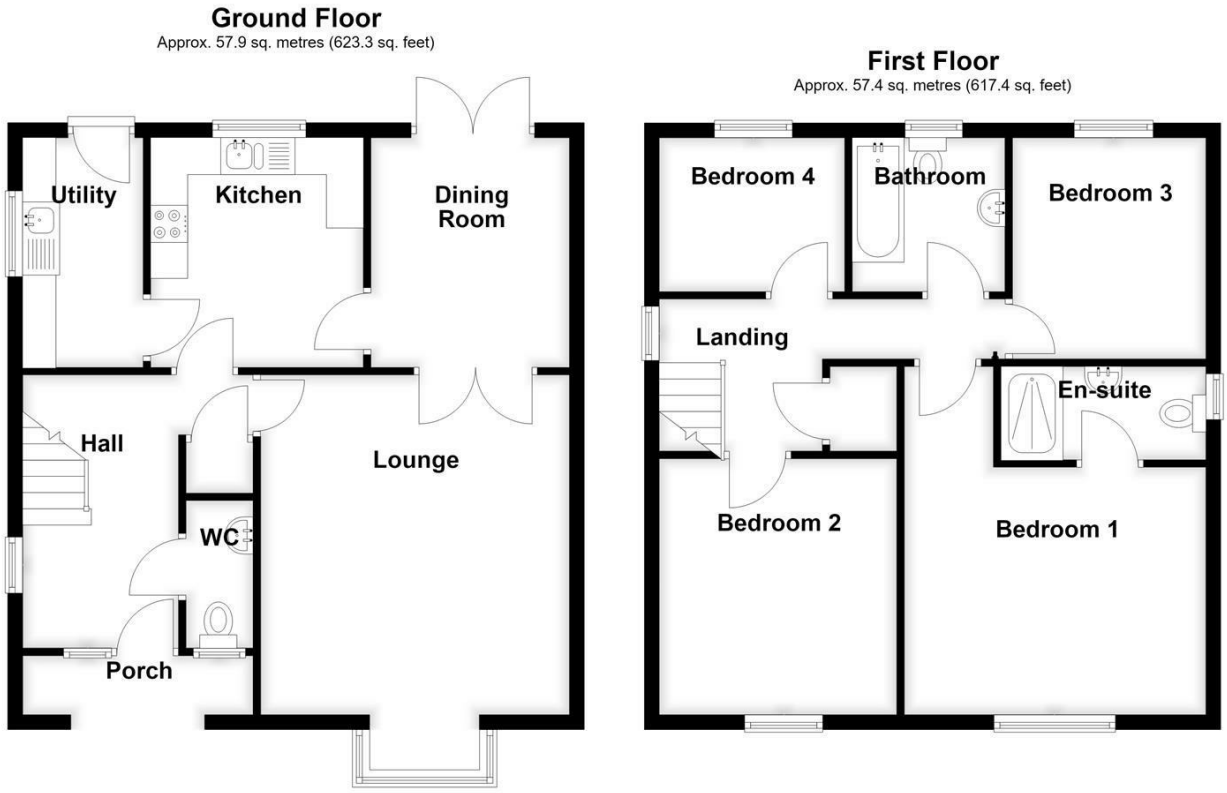
Viewings

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

EPC Rating:

B





Total area: approx. 115.3 sq. metres (1240.8 sq. feet)

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