



Green Pastures, Whaplode Spalding PE12 6FJ

welcome to

Green Pastures, Whaplode Spalding

Executive style three/ four bedroom detached chalet, AVAILABLE WITH NO CHAIN. Three reception rooms, kitchen & utility. TWO GROUND FLOOR BEDROOMS, ONE WITH EN-SUITE. Upstairs suite with double bedroom, walk-in wardrobe & en-suite. AMPLE PARKING, ATTACHED DOUBLE GARAGE & SINGLE GARAGE WITH WORKSHOP



Cloak Cupboard

6' 4" x 3' 10" (1.93m x 1.17m)

Having solid wood flooring.

Entrance Hall

Comprising of solid wood flooring. Stairs with a cupboard beneath.

Office / Bedroom Four

7' 2" x 12' 11" (2.18m x 3.94m)

Having loft access.

Lounge

14' 7" x 16' (4.45m x 4.88m)

Comprising of a feature fireplace. Sliding doors to dining room. Patio doors to rear with electric awning."

Dining Room

11' 10" x 14' 8" (3.61m x 4.47m)

Having a bay window to the rear.

Kitchen

13' 5" x 13' 1" (4.09m x 3.99m)

Comprising of wall and base units. One and a half bowl sink. Tiled flooring. Integrated electric oven, four ring gas hob, extractor, grill, fridge freezer and dishwasher.

Utility Room

6' 6" x 13' 7" (1.98m x 4.14m)

Having wall and base units. Loft access. One and a half bowl stainless steel sink. Space for a washing machine.

Bedroom One

14' 6" x 15' 11" (4.42m x 4.85m)

Comprising of a range of built-in wardrobes. Dressing room;

Dressing Room

7' 5" x 12' 4" (2.26m x 3.76m)

Having loft access.

En-Suite

13' 9" x 7' 7" (4.19m x 2.31m)

Having a W/C. Inset sink. Bidet. Bath with shower attachment. Extractor. Heated towel rail. Built-in airing cupboard housing the hot water tank.

Bedroom Two

13' 2" x 14' 11" (4.01m x 4.55m)

Having a range of built-in wardrobes, drawers and dressing table.

En-Suite

5' 7" x 8' 8" (1.70m x 2.64m)

Comprising of a W/C. Inset sink. Double shower cubicle with thermostatic shower. Extractor. Heated towel rail. Fully tiled walls.

Bedroom Three

11' 8" x 13' 3" (3.56m x 4.04m)

Having a built in wardrobe.

Bathroom

7' 5" x 8' 7" (2.26m x 2.62m)

Comprising of a W/C. Pedestal sink. Bath. Extractor. Heated towel rail. Fully tiled walls.

Exterior

Front: Having a gated tarmac drive, with ample off road parking. Side gate to the rear. Outside tap.

Rear: Enclosed by fencing and hedging. Central lawn with flower and shrub boarder. Patio area. Timber garden shed. Green house. Orchard. Timber summer house.

Internal Double Garage

18' 2" x 19' 9" (5.54m x 6.02m)

Comprising of electric up and over door. Power and lighting. Wall mounted gas boiler. Fitted wall shelves. Water softener

Store/Exterior Office

7' 2" x 12' 11" (2.18m x 3.94m)

Having power and lighting. Door leading to;

Single Garage

16' 6" x 11' 10" (5.03m x 3.61m)

Comprising of up and over door to the rear. Power and lighting.

Village Amenities

The village of Whaplode has amenities to include an excellent primary school, a Co-op, two petrol/service stations, an Indian restaurant and takeaway and a village hall that hosts an array of events

Agents Note

Having joint ownership with all five properties on the private road.

Agents Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Agents Note

This property has solar panels however they have been decommissioned.



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Green Pastures, Whaplode Spalding

- THREE/ FOUR DOUBLE BEDROOM EXECUTIVE CHALET STYLE PROPERTY ON PRIVATE DRIVE WITH NO CHAIN
- THREE RECEPTION ROOMS, KITCHEN & UTILITY
- FAMILY BATHROOM & TWO EN-SUITES
- AMPLE OFF ROAD PARKING, ATTACHED DOUBLE GARAGE & FURTHER SINGLE GARAGE WITH ADJOINING WORKSHOP
- FULLY ENCLOSED PLOT WITH SIDE & REAR GARDENS PLUS VEGETABLE PLOT

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£549,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113514 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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