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26 High Road, Whaplode PE12 6UA

£575,000 Freehold

Extensive style extensive detached property built in 1991 in non-estate village location. With accommodation comprising of Entrance Hallway, Lounge, Formal Dining Room, Breakfast Room, Kitchen, Sun Lounge/Garden Room, Utility Room, Cloakroom, Rear Entrance Reception, Laundry/Boot Room, Separate Office, Galleried First Floor Landing, 4 Bedrooms, En-Suite, Family Bathroom, Former Cattery, two attached Garages, Large Barn (11.4m x 7.5m) with Class Q Conversion for 4 Bedroom Detached House (145m²). Ideal for small businesses.

SPALDING 01775 766766 BOURNE 01778 420406

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



GENERAL INFORMATION

In the Agents opinion an exciting opportunity to purchase a spacious well presented 4 bedroom detached house with 2 garages and a large general purpose building with opportunities to run a small business (subject to planning) otherwise, the area occupied by the large barn and the former cattery could be demolished to provide generous sized formal gardens. Building plot and Part Q Conversion Consent.

ACCOMMODATION

Front entrance door to:

RECEPTION HALL

12' 0" x 10' 1" (3.68m x 3.08m) Staircase off, radiator, glazed panelled doors arranged off to:



LOUNGE

20' 9" x 12' 3" (6.35m x 3.75m) Large stone fireplace with coal effect gas fire and hearth, leaded light, windows to the front and side elevations, two radiators, coved and textured ceilings, ceiling light.

FORMAL DINING ROOM

16' 7" x 10' 0" (5.07m x 3.07m) Leaded lights, side window, coved and textured ceiling, ceiling light, radiator, dado rail.

BREAKFAST ROOM

11' 5" x 10' 9" (3.48m x 3.29m) Porcelain floor tiles, radiator, dado rail, coved and textured ceiling, ceiling light, window to the front elevation, square arch to:



FITTED KITCHEN

11' 5" x 9' 1" (3.48m x 2.77m) Comprehensive range of fitted units comprising base cupboards and drawers beneath the one and a quarter bowl resin sink unit with mono-block mixer tap, tiled splash backs, eye level wall cupboards, NEFF four burner gas hob and electric double oven, built in dishwasher and refrigerator, concealed cooker hood, coved and textured ceiling, ceiling lights, side window, radiator. From the breakfast room sliding patio doors enter into:

SUN LOUNGE/GARDEN ROOM

12' 1" x 11' 9" (3.70m x 3.60m) Triple aspect with windows to the front and rear elevations and sliding patio doors to the side opening onto the patio, porcelain floor tiles, under floor heating, 2 radiators, four wall lights, coved and textured ceiling. From the kitchen a stable style door opens into:



UTILITY ROOM

10' 2" x 7' 6" (3.12m x 2.31m) plus recess. Ceramic floor tiles, half tiled walls, range of shaker style units comprising base cupboards and drawers, Alfa gas fired central heating boiler, recessed ceiling lights, coved cornice.

CLOAKROOM

Two piece suite comprising low level WC and hand basin with mixer tap, half tiled walls, tiled floor, ceiling lights. Also from the utility room half glazed door opens into:



REAR ENTRANCE PORCH / BOOT ROOM

9' 3" x 9' 8" (2.83m x 2.96m) Exposed brickwork, four rooflights, tiled floor, two half glazed external entrance doors. Also from the utility rooms door leads into:

LAUNDRY

10' 3" x 7' 11" (3.13m x 2.42m) Tiled floor, plumbing and space for washing machine and tumble dryer, one and a quarter bowl resin sink unit with mixer tap, work tops, eye level wall cupboards, appliance space, obscured glazed window, fluorescent strip light, radiator, door to:

OFFICE

10' 1" x 8' 5" (3.09m x 2.58m) Fluorescent strip light, independent external entrance door with glazed side panels, tiled floor, modern fitted furniture comprising integrated desk with four drawer chest and wall and base cupboards with drawers, power sockets and telephone point. From the reception hall the staircase rises to:



GALLERIED FIRST FLOOR LANDING

16' 5" x 10' 1" (5.01m x 3.08m) (max) plus recess, Dorma window, ceiling light,



radiator, large built in airing cupboard and doors arranged off to:

MASTER SUITE

MASTER BEDROOM

17' 4" x 11' 6" (5.29m x 3.51m) Excluding Dormer windows to the front and rear. Ceiling lights, wall light, two radiators, two fitted double wardrobes and two three drawer chests with overhead storage cupboards. Door to:

ENSUITE SHOWER ROOM

5' 7" x 7' 11" (1.72m x 2.42m) Plus shower recess. Fitted three piece suite comprising 1100mm shower cabinet with fitted shower and glazed door, low level WC, hand basin set within vanity unit with mixer tap and store cupboard. Fully tiled walls, extractor fan, radiator, Dormer window, built in cupboard.

BEDROOM 2

18' 10" x 12' 0" (5.75m x 3.67m) Dual aspect with windows to the front and side elevations, two fitted triple wardrobe units, radiator, coved cornice ceiling light.

BEDROOM 3

14' 6" x 10' 3" (4.43m x 3.14m) Modern range of fitted furniture comprising four single wardrobes, bedhead shelf and overhead storage cabinets with pelmet lighting, recessed store shelves and three drawer chest. Window to side elevation, radiator, ceiling light.

BEDROOM 4

10' 1" x 10' 4" (3.08m x 3.15m) plus recess. Dormer window to side elevation, radiator, fitted four door wardrobe and three drawer chest, coved cornice, ceiling light.

FAMILY BATHROOM

9' 0" x 8' 5" (2.76m x 2.58m) Four piece suite comprising corner shower cabinet, wash hand basin, set within vanity unit with store cupboards and mixer taps, low level WC and panelled bath with hand grip, majority wall tiling, independently heated towel rail, obscure glazed UPVC window, recessed ceiling lights, extractor fan.

EXTERIOR

Vehicle access along the driveway leading down the side of the property and around to the rear where there is extensive concrete driveway and parking area and access to the:

ENCLOSED FRONT GARDEN

Primarily laid to lawn with hedge row to one side, inset shrubs and conifers. Gated access to a:

COURTYARD/ENTERTAINING AREA

With walled surround comprising a split level paved patio, gravelled area and a further patio with pergola and seating area. External lighting and external sockets.

GARAGE 1

17' 5" x 19' 5" (5.32m x 5.93m) Brick and block construction, up



and over door, pitched roof with storage, power and lighting, concrete floor, electric consumer unit.

Storage at the back of Garage 1 (2m x 3.04m) separate electric consumer unit, strip lighting, power sockets, fitted shower. currently used as feed room storage for cat tery.

GARAGE 2

19' 4" x 22' 11" (5.9m x 6.99m) Brick and block construction, up and over door, pitched roof with storage, power and lighting, concrete floor.

Attached to the rear of the garages is the:

FORMER COMMERCIAL CATTERY

Comprising of 18 cat pens all with electric heating. Each pen is 2.58m x 1.04m, walkway, safety caging, lighting and power.

GENERAL PURPOSE BARN

37' 4" x 24' 7" (11.4m x 7.5m) With a attached open fronted store 11.4m x 4.2m. Class Q conversion (details upon request).

DIRECTIONS

From Spalding, proceed easterly along the A151 passing Weston, Moulton and continuing through Whaplode. Shortly after leaving the village, the property is located on the left hand side.

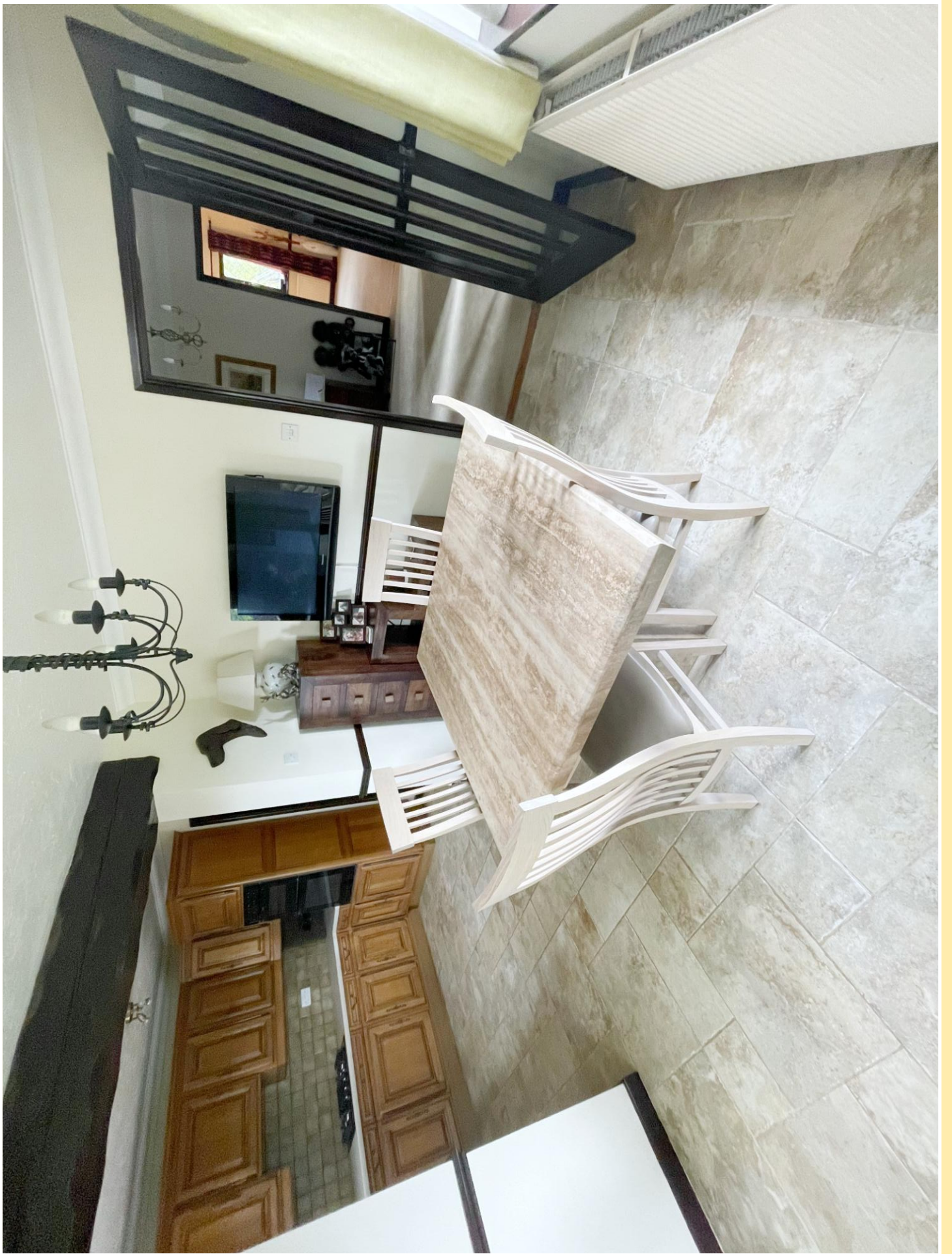
AMENITIES

Whaplode is a well served village with amenities including bus route, primary school, 2 garages both incorporating shops, restaurant and take-away, village hall and Church. The nearby market towns of Holbeach and Spalding offer a wider range of amenities. The larger towns of Boston, King's Lynn and the city of Peterborough are all easily accessible by road. Peterborough has a fast train link to London's Kings Cross.

AGENTS NOTE

Please note the internal photographs were taken prior to most of the furniture being moved out. The property is sold with no onward chain.











GROUND FLOOR
1328 sq.ft. (123.4 sq.m.) approx.



1ST FLOOR
1099 sq.ft. (102.1 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 90 B |
| 69-80 | C | 71 c | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

TENURE Freehold

SERVICES Mains water, electricity, gas and private drainage (septic tank).

COUNCIL TAX BAND C

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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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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