



Middle Road, Whaplode Spalding PE12 6TW

welcome to

Middle Road, Whaplode Spalding

Three/four double bedroom detached cottage in popular village location, OUTBUILDINGS TO INCLUDE FORMER PIGGERY, FISH 'N' CHIP SHOP & WOOD STORE. Three/four reception rooms & 'L'-shaped kitchen. Family bathroom, DOWNSTAIRS SHOWER ROOM & SEPARATE WC. Off road parking, OVERSIZED GARAGE & rear garden



Entrance Porch

3' 5" x 5' 8" (1.04m x 1.73m)

With door to:

Entrance Hall

Having stairs, to first floor, door to dining room and door to:

Lounge

11' 10" x 14' 3" (3.61m x 4.34m)

With feature brick fireplace and multi fuel burner.

Dining Room

12' 6" x 11' 8" (3.81m x 3.56m)

Having open chimney (currently capped off), Quarry tiled floor and door to:

Kitchen

17' 2" max x 14' 3" max (5.23m max x 4.34m max)

Having a range of wall and base units, solid oak surfaces and single bowl ceramic sink. Space for Belling range oven with five ring gas hob, fridge freezer, washing machine and tumble dryer. Tiled floor, under stair cupboard/pantry, wall mounted gas boiler, side entrance door either side via the driveway or garden and door leading to shower room, WC, snug/bedroom 4 and:

Study

9' 11" x 9' 9" (3.02m x 2.97m)

Snug / Bedroom 4

9' 7" x 10' 8" (2.92m x 3.25m)

Shower Room

5' 10" x 5' 8" (1.78m x 1.73m)

Comprising two piece suite of inset sink and shower cubicle with electric shower. Extractor, tiled walls and built-in airing cupboard with radiator

Wc

2' 8" x 5' 9" (0.81m x 1.75m)

Having fitted WC and tiled floor

Landing

Bedroom 1

11' 8" x 14' 5" (3.56m x 4.39m)

With fitted ornamental cast iron fireplace (currently capped off), built-in wardrobe with radiator and loft access

Bedroom 2

8' 2" x 11' 9" (2.49m x 3.58m)

With feature brick fireplace (currently capped off)

Bedroom 3

8' 11" x 10' (2.72m x 3.05m)

Bathroom

8' 10" x 5' 9" (2.69m x 1.75m)

Comprising three piece suite of WC, pedestal sink and bath with ball and claw feet and thermostatic raindrop style shower over. Extractor and shaving point

Outside

To the front of the property there is a gravel driveway providing off road parking, a low maintenance frontage with two flower beds and a gravel path to the front door. Double timber gates to the right hand side lead to an additional gravel area to the rear that provides ample parking and vehicular access to the garage. Fully enclosed by timber fencing, the rear garden is laid to lawn with bark borders to the rear and side, also having an outside tap. There is an outside wood store, a timber pergola with decking and a further low maintenance garden to the left hand side of the property with gravel borders.

Garage

20' 3" x 10' 7" (6.17m x 3.23m)

Having double doors, power, lighting and internal door to:

Former Piggery

9' 10" x 19' 8" (3.00m x 5.99m)

Used as general storage

Store

8' 10" x 11' 10" (2.69m x 3.61m)

Used for general storage. There is an internal door leading to:

Former Fish 'n' Chip Shop

13' x 11' 9" (3.96m x 3.58m)

Needing significant improvements, this used to be the village fish 'n' chip shop in years gone by. Being a secondary outbuilding with attached store. Having additional external door for a second storage room.

Agents Note

We are aware that the chip shop and piggery outbuilding roofs are asbestos.

Agent 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."



view this property online williamhbrown.co.uk/Property/SDG113231



welcome to

Middle Road, Whaplode Spalding

- THREE/FOUR DOUBLE BEDROOM DETACHED COTTAGE WITH CHARACTER FEATURES
- THREE/FOUR RECEPTION ROOMS
- FAMILY BATHROOM, DOWNSTAIRS SHOWER ROOM & SEPARATE WC
- OFF ROAD PARKING & OVERSIZED GARAGE
- FULLY ENCLOSED GARDENS & OUTBUILDINGS

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£335,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113231



Property Ref:
SDG113231 - 0007

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk