ARK PROPERTY









Childwall Church Gate, Whaplode, PE12 6TA

£350,000

- Extended four-bedroom family home positioned in a desirable village setting, offering generous and versatile living accommodation ideal for modern family life
- Immaculately presented throughout, with high standards of finish both internally and externally, allowing buyers to move straight in with minimal work required
- Spacious ground floor featuring a welcoming entrance hall, comfortable lounge, well-appointed kitchen, separate dining room, rear lobby, and practical utility area with access to garage
- Four well proportioned bedrooms, one with adjoining dressing room/study
- Ample off-road parking to the front of the property, along with convenient access to an integral garage, catering perfectly for multiple vehicles
- Generous and beautiful landscaped garden, mainly laid to lawn, complemented by a variety of seating areas, established planting, and dedicated vegetable garden - ideal for relaxation and entertaining

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6 New Road, Spalding, Lincolnshire PE11 1DQ

An immaculately presented and extended four-bedroom home situated on Church Gate in the sought-after village of Whaplode. Offering generous and versatile living space throughout, this property is ideal for modern family living.

The accommodation comprises a welcoming entrance hall providing access to a WC, spacious lounge, and well-appointed kitchen, alongside a separate dining room. A rear lobby leads to a practical utility area with access to the garage.

Upstairs, the property boasts four well-proportioned bedrooms, one with adjoining dressing room/study, as well as a contemporary shower room.

Externally, the home continues to impress with ample off-road parking to the front and a beautifully landscaped rear garden. The garden features a generous lawn, multiple seating areas, a wide variety of established plants, and a dedicated vegetable garden—perfect for outdoor enjoyment.

Viewing is highly recommended to fully appreciate the space, quality, and lifestyle this exceptional home has to offer.

Entrance Hall 14'1" x 6'4" (4.31m x 1.94m)



PVC double glazed entrance door with glazed side panels. PVC double glazed window to side. Coving to ceiling. Stairs to first floor landing. Laminate flooring. Radiator. Built in under stairs storage cupboard. Doors to cloakroom, lounge and kitchen.

Cloakroom



PVC double glazed window to side. Skimmed ceiling. Tiled flooring. Wall tiling. Close coupled toilet with push button flush. Wall mounted wash hand basin with chrome mixer tap over.

Lounge 28'4" (into bay) x 11'3" (8.65m (into bay) x 3.43m)



PVC double glazed bay window to front. Sliding patio doors to rear. Coving to ceiling. Two radiators. Marble fireplace with inset cast iron multi fuel burner. Sliding patio doors to rear.



Rear Porch 6'2" x 8'6" (1.88m x 2.60m)



PVC double glazed window and door to rear. Tiled flooring. Door to kitchen and utility room.



Utility Room 8'5" x 9'5" (2.59m x 2.88m)



PVC double glazed window to rear. Skimmed ceiling. Recessed spot lighting. Three built in storage cupboards. Fitted worktop space with base unit. Space for tumble dryer. Space for American style fridge/freezer.

Kitchen 14'10" x 9'7" (4.54m x 2.93m)



PVC double glazed window to rear. Coving to skimmed ceiling. Recessed spot lighting. Tiled flooring. Underfloor heating. Fitted with a matching range of base and eye level units with quartz work surfaces, matching up stand and splash back. Five ring Neff gas hob with extractor hood over. Integrated electric Neff oven and combination oven. Integrated washing machine. Integrated fridge. Integrated dishwater. Stainless steel sink with chrome mixer tap over. Opening to dining room.



Dining Room 9'6" x 8'9" (2.92m x 2.69m)



PVC double glazed French doors to side and rear. Coving to ceiling. Laminate flooring. Radiator.



First Floor Landing 6'9" x 7'6" (2.06m x 2.31m)



PVC double glazed window to side. Coving to ceiling. Doors to bedrooms and bathroom.



Bedroom 1 15'7" x 11'5" (into cupboard) (4.75m x 3.49m (into cupboard))



PVC double glazed bay window to front. Coving to

ceiling. Radiator. Fitted four door wardrobe with hanging rails.



Bedroom 2 14'9" x 9'6" (4.50m x 2.92m)



PVC double glazed window to front. Coving to ceiling. Radiator.

Dressing Room/Office 10'0" x 9'6" (3.06m x 2.91m)



PVC double glazed windows to side and rear. Coving to ceiling. Radiator.



Bedroom 3 8'7" x 10'11" (2.62m x 3.33m)



PVC double glazed window to rear. Coving to ceiling. Radiator.

Bedroom 4 9'3" x 7'6" (2.83m x 2.31m)



PVC double glazed window to front. Coving to ceiling. Radiator.

Shower Room 8'6" 8'0" (2.60m 2.46m)



PVC double glazed windows to side and rear. Coving to skimmed ceiling. Recessed spot lights. Loft access. Vinyl flooring. Chrome heated towel rail. Shaver point. Fitted with a three piece suite comprising glazed shower cubicle with chrome thermostatic shower riser, rainfall head and hand held attachment. Close coupled toilet with push button flush. Wash hand basin with chrome mixer tap set in vanity unit and built in storage. Wall mounted illuminated mirror. Extractor fan.



Outside



There is a concrete and gravel driveway to the front of the property providing off road parking for multiple vehicles. Side gated access to the rear garden.
The rear garden is generous in size and well established. Enclosed by timber fencing and laid to lawn. Generous patio seating area. Further timber decking area. Well stocked borders with trees and planted shrubs. There is a timber summer house with power connected. Concrete path leading to the rear of the garden through to a timber pergola and vegetable garden with raised beds. Two timber sheds with wood store and further metal shed and greenhouse. Outside power sockets and three outside taps. Outside light available.



Garage 16'10" x 9'7" (5.14m x 2.94m)
Up and over door. Power and light connected.

Property Postcode
For location purposes the postcode of this property is: PE12 6TA

Additional Information
PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks
If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information
Tenure: Freehold
Council tax band: B
Annual charge: No
Property construction: Brick built
Electricity supply: Eon
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas central heating
Heating features: No
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: E52

Viewing Arrangements
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure
Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its

Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.













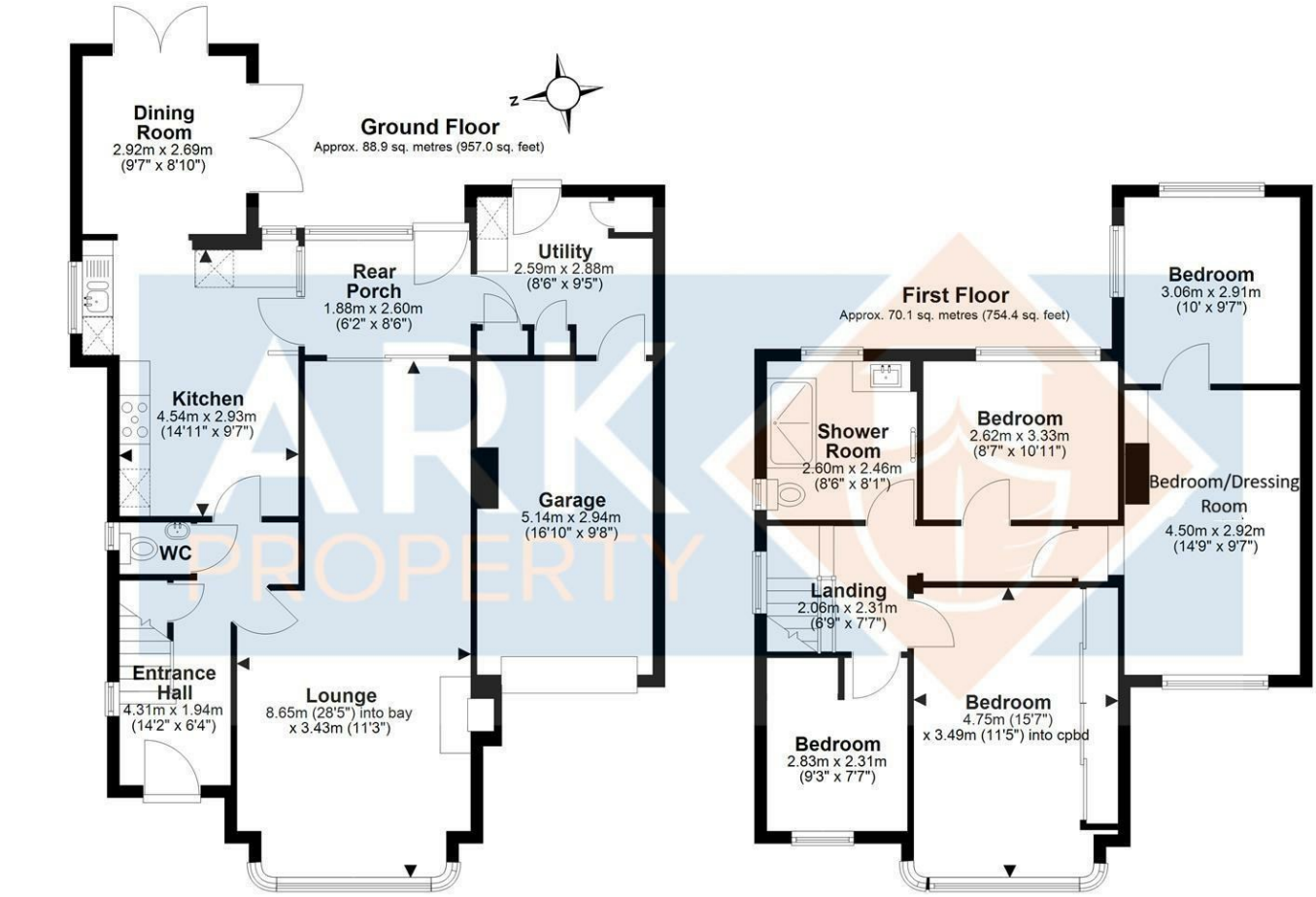








Floor Plan



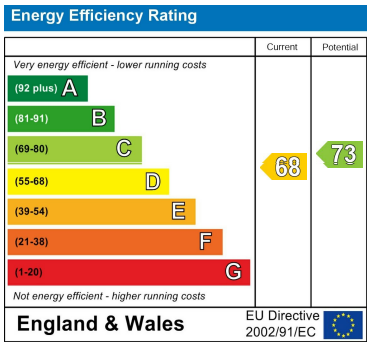
Total area: approx. 159.0 sq. metres (1711.4 sq. feet)

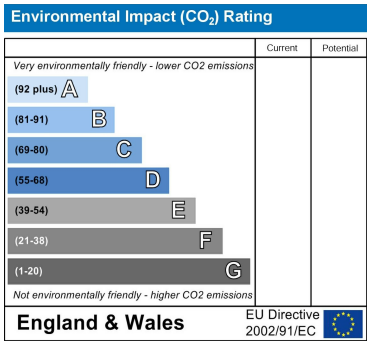
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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