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Sales & Letting Agents



**14 Church Street, Holbeach, Lincolnshire, PE12 7LL**

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



# Church Gate, Whaplode £239,995

This well-presented family home offers excellent off-road parking 🚗 with a block-paved frontage, garage, and carport, providing convenience and flexibility for modern lifestyles. Inside, the welcoming entrance hall leads to a ground-floor cloakroom 🚻, a fitted kitchen 🍳 with ample storage and generous worktop space, and a spacious rear living room 🏠 that opens into the conservatory 🌿, creating a bright and versatile living space. Upstairs, the property benefits from three well-proportioned bedrooms 🛏 and a family bathroom 🚿. To the rear, the enclosed garden 🌳 is mainly laid to lawn with a paved patio area, perfect for relaxing, entertaining, or family time outdoors. Offered with NO ONWARD CHAIN!

**A practical, well-laid-out home in a popular village location — ideal for modern family living 🏡**

## Accommodation Comprises:

PVCu double glazed entrance door with matching side panel, door to:

### Entrance Hall

Vinyl floor covering, central heating thermostat, coving to textured ceiling, door to:

### Cloakroom

PVCu opaque double glazed window to side, two-piece suite comprising wall mounted wash hand basin with tiled splashback, close coupled WC, coving to textured ceiling.

### Kitchen/Diner 4.26m (14') max x 3.83m (12'7") min

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, floor mounted boiler serving heating system and hot water, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring halogen hob with extractor hood, PVCu double glazed window to front, ceramic tiled flooring, coving to textured ceiling, stairs to first floor landing, door to:

### Lounge 4.75m (15'7") max x 4.74m (15'7") max

PVCu double glazed window to rear, radiator, TV point, satellite point, coving to textured ceiling, under-stairs storage cupboard, door to:

### Conservatory 3.76m (12'4") x 1.98m (6'6")

Coated aluminium and single glazed construction with vent windows and polycarbonate roof, vinyl floor covering, patio door, door to garage.

### First Floor Landing

PVCu double glazed window to side, coving to textured ceiling, access to double insulated loft space, airing cupboard housing, hot water cylinder, linen shelving.

Main Bedroom 4.75m (15'7") x 3.00m (9'10")

PVCu double glazed window to rear, radiator, coving to textured ceiling.

Bedroom 2 3.95m (13') x 2.60m (8'6")

PVCu double glazed window to front, radiator, coving to textured ceiling.

Bedroom 3 2.69m (8'10") x 2.09m (6'10")

PVCu double glazed window to front, radiator, coving to textured ceiling.

Family Bathroom

Fitted with a three-piece suite comprising deep panelled bath with hand shower attachment over and glass screen, pedestal wash hand basin, close coupled WC, tiled surround, shaver point, PVCu opaque double glazed window to side, radiator, vinyl floor covering, coving to textured ceiling.

Garage 4.67m (15'4") x 2.68m (8'10")

Attached brick built single garage with power and lighting connected, single glazed window to rear, up and over door.

Outside

The front garden is mainly laid with block paving, providing generous off-road parking and easy access to the garage and covered carport. A small, gravelled area and established shrubbery add a touch of greenery, while the open layout offers low maintenance practicality and a neat, tidy frontage suitable for multiple vehicles.

The rear garden is enclosed and well maintained mainly laid to lawn with a paved patio area directly off the conservatory, ideal for outdoor seating and entertaining.

Timber fencing provides good privacy, while the open lawn offers a simple, low-maintenance space with room for planting or family use. Overall, it's a neat, private rear garden that complements the indoor living space nicely.

Directions

Leave our Church Street office and turn left at the traffic lights onto West End, continue onto Spalding Road. Head over the roundabout signposted Spalding. Once you have entered the village of Whaplode. Pass the petrol garages and take the left turn on to Church Gate The property can be located on the right hand-side. For the purpose of satellite navigation, the property postcode is: PE12 6TA.

Council Tax

Band B ~ £1,684.42 from April 2025 to March 2026, South Holland District Council.

EPC ~ D

**Agents Notes:**

**Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.**

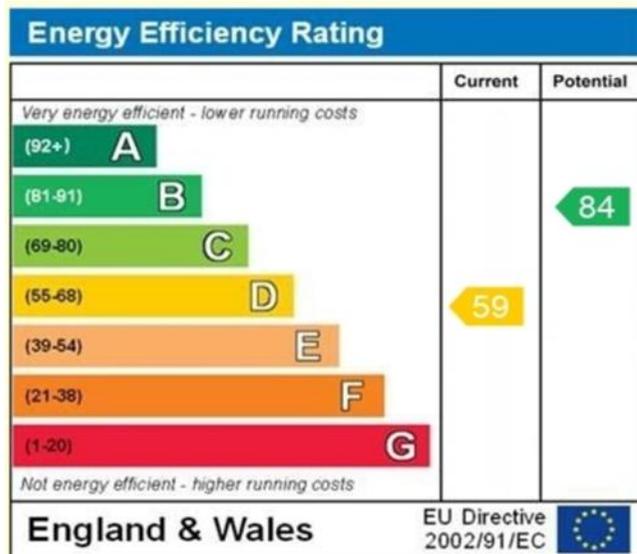
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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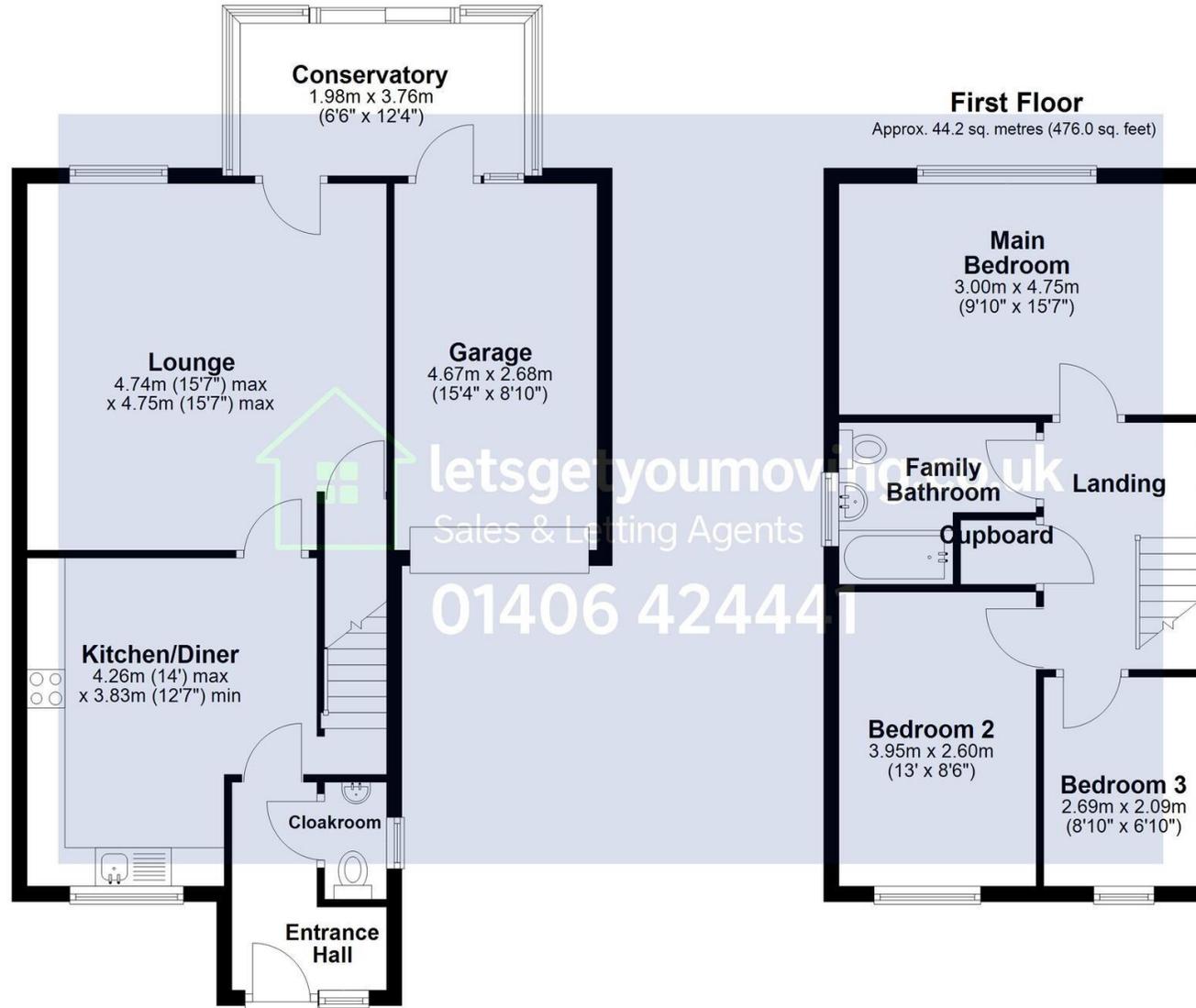
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### Ground Floor

Approx. 66.6 sq. metres (716.7 sq. feet)



Total area: approx. 110.8 sq. metres (1192.7 sq. feet)

## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

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