



**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.



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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

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Property Ref:  
SDG113231 - 0006

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