



BRADLEY JAMES

ESTATE AGENTS



13 Chapel Gardens, Whaplode, Spalding, Lincolnshire, PE12 6UG

Guide price £280,000

- RE FITTED KITCHEN
- NEWLY INSTALLED GLASS BALUSTRADE STAIRCASE
- DINING ROOM
- PLAYROOM/BEDROOM 5
- 3 BEDROOMS UPSTAIRS AND 2 DOWNSTAIRS
- RE FITTED BATHROOM
- LOUNGE WITH LOG BURNER
- FAMILY ROOM/BEDROOM 4
- UTILITY ROOM
- ROOM FOR 2 BEDROOMS DOWNSTAIRS

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GUIDE PRICE £280,000-£290,000

Bradley James welcomes you to Chapel Gardens in Whaplode. This beautiful modern EXTENDED FIVE bed detached family home boasting 2 reception rooms. Having undergone substantial renovation and modernisation, it presents a stunning living space that is ready for you to move into without delay.

Upon entering, you are greeted by a spacious entrance hall with modern glass balustrade staircase. You continue through to the open plan lounge diner, featuring a delightful log burner that adds warmth and character to the room. The newly fitted kitchen is a chef's dream, designed with both style and functionality in mind. Completing the downstairs is an inner hallway which leads you to two additional bedrooms or separate reception rooms, offering versatility to suit your family's needs.

The first floor boasts three well-proportioned bedrooms, complemented by a sleek, re-fitted bathroom that exudes contemporary elegance. The property also includes a separate utility room, enhancing the practicality of family living.

Outside, you will find off-road parking and a partially converted garage, providing ample space for vehicles and storage. The side and rear gardens have been recently landscaped and feature newly installed fencing, creating a private oasis for relaxation and outdoor activities. The property is located down a cul-de-sac.

Conveniently located within walking distance to a local co-op, primary school and petrol station, this home is also just a short drive from the bustling towns of Spalding and Holbeach, where a variety of amenities await. This property is perfect for families seeking a modern, comfortable home in a friendly community. Don't miss the opportunity to make this exquisite house your new family home.



Council Tax Band: C



Entrance Hall

You go through the UPVC obscured double glazed front door into the entrance hall which has a modern re-fitted glass balustrade staircase which leads to the first floor radiator and power points

Lounge

14'5 x 12'0

UPVC double glaze window to the front there's a feature log burner, TV point, power points, radiator and skimmed and coved ceiling

Dining Room

10'6 x 9'0

UPVC double glazed French doors to the rear, radiator, power points with USB charging point, skimmed and coved ceiling an archway through to an inner hallway

Inner hall

Leads to the extended part of the house

Family Room

11'4 x 10'8

UPVC double glaze window to the front radiator and power points

Study

11'6 x 7'3

UPVC double glazed window to the rear radiator and power points

Kitchen

9'5 x 8'7

The Re fitted kitchen has a UPVC double glazed window to the rear, there is beautiful dark green shaker base and eyelevel units with quartz worksurface over. There's a Belfast sink with mixer taps over a double range with five burner gas hob, separate ovens and extractor over, integrated slimline dishwasher, wall mounted gas boiler housed in a kitchen cupboard, electric kickboard heater, power points, under stair storage cupboard, a door leading to the rear entrance and a door leading to your utility room

Utility Room

8'0 x 7'0

UPVC double glaze window to the side. The utility room is part of the garage and half of the garage has been half converted leaving storage to the front for bikes there's base and eyelevel units with worksurface over space and plumbing for washing machine, space and point for fridge freezer, Tiled floor, fully tiled walls and power points

Rear Entrance

8'0 x 6'4

UPVC double glaze windows to the rear and side and a UPVC double glazed door to the side there's base units with worksurface over, power point, radiator and tiled floor with a door leading to your downstairs cloakroom.

Cloakroom

UPVC obscured double glaze window to the side, a WC wash basin with cold tap and tiled floor

Landing

Onto the landing there's a UPVC double glazed window to the side you've got the modern glass balustrade, skimmed and coved ceiling, loft hatch, single power point with USB charging point, to the bathroom there's a modern barn style sliding door

Re-fitted bathroom

The re-fitted bathroom has a barn style sliding door spotlights on a sensor, UPVC obscured double glazed window to the side, panel bath with mixer taps over, a built-in mixer shower with a fixed showerhead and a separate handheld showerhead with a modern shower screen, WC with pushbutton flush, vanity wash basin with mixer taps over with two storage drawers beneath, wall mounted mirror with LED lighting, wall mounted heated towel rail, fully tiled walls and floor, skimmed ceiling with inset sensor spotlights and extract fan

Bedroom 1

13'5 x 10'0

UPVC double glazed window to the front, there's radiator, power point and TV point and built-in wardrobes

Bedroom 2

10'7 x 10'0

UPVC window to the rear, radiator and power points

Bedroom 3

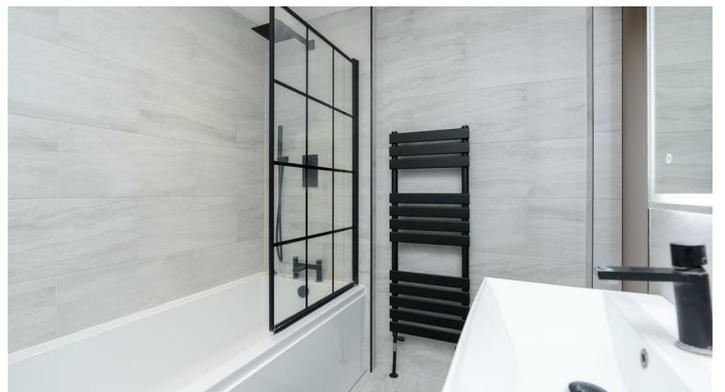
8'0 x 7'0

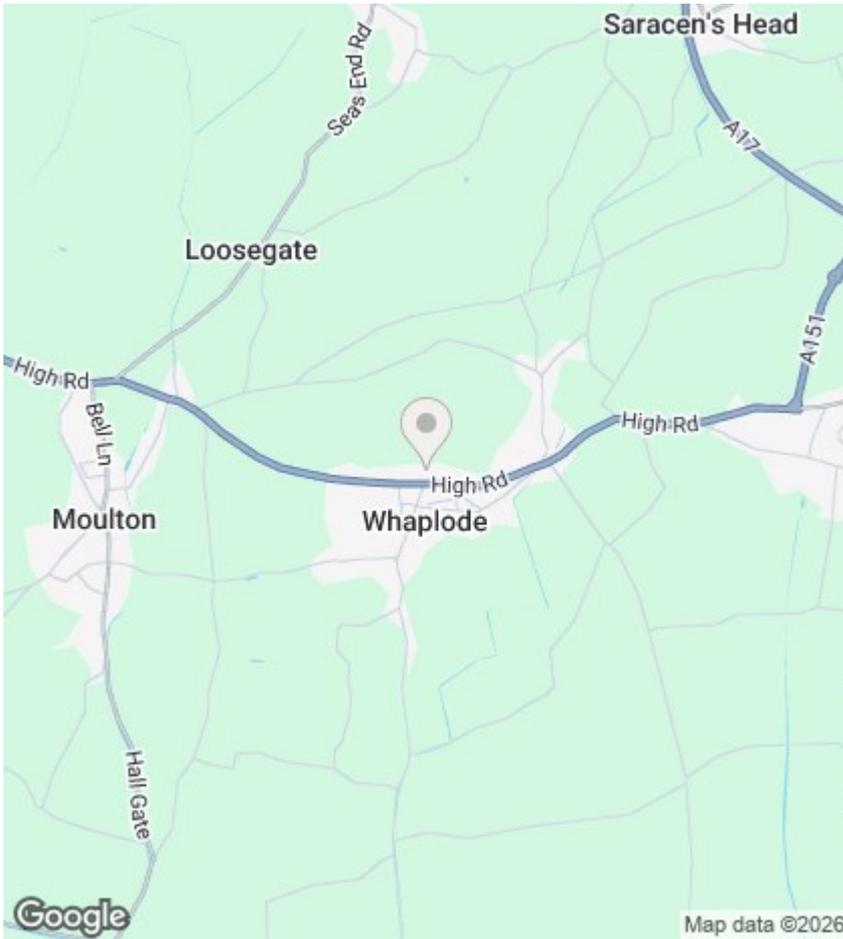
UPVC double glazed window to the front, radiator and power points

Outside

To the outside the front is all low maintenance being laid to gravel and the rest is block paved, off road parking that leads your part converted garage. Side gated access to the side garden and rear garden. The side garden is substantial enough to be used as a patio seating area. The rear and side garden is enclosed by panel fencing. The side garden is all block paved has an outside power point, outside tap and light and you continue round to the rear garden which is enclosed by panel fencing. There's a shed and the rest is laid to lawn







Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

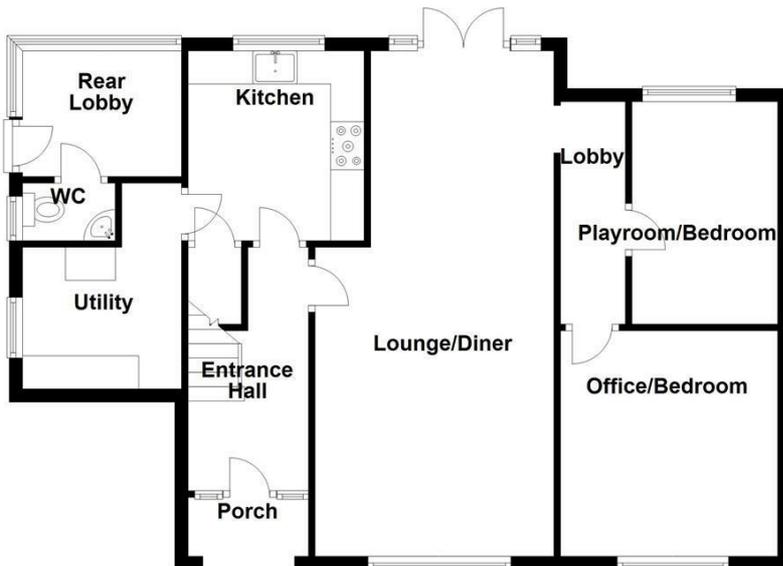
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

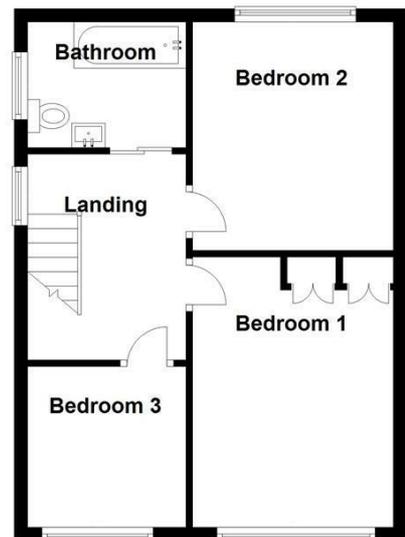
Ground Floor

Approx. 77.7 sq. metres (836.1 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



Total area: approx. 119.6 sq. metres (1287.3 sq. feet)