



**Millgate Farm Cottage Millgate, Whaplode St. Catherines
Spalding PE12 6SF**

welcome to

Millgate Farm Cottage Millgate, Whaplode St. Catherines Spalding

Three double bedroom former farm cottage, IMMACULATELY PRESENTED HAVING BEEN FULLY MODERNISED BY CURRENT OWNERS. Two large open plan reception rooms, kitchen & utility. MODERN FAMILY BATHROOM & downstairs WC. Ample parking, DETACHED DOUBLE GARAGE & landscaped gardens WITH OPEN VIEWS



W/C

3' 2" x 5' 8" (0.97m x 1.73m)

Having a W/C. karndean flooring.

Lounge/ Diner

25' 1" x 22' (7.65m x 6.71m)

Comprising of French doors to the side. Fireplace with inset LPG gas fire. Stairs to the first floor. Slate tiled flooring in the dining area.

Kitchen

16' 5" x 12' 1" (5.00m x 3.68m)

Having wall and base units. One and a half single bowl sink. Quartz work surfaces. Central island with a three-seater breakfast bar. Storage and Corain surfaces. karndean flooring. Integrated electric oven, oven/ microwave, warming tray, five ring induction hob, extractor, fridge, dishwasher and bin.

Utility Room

8' 7" x 7' 10" (2.62m x 2.39m)

Comprising of base units. One and a half ceramic sink. Space for a washing machine. Free standing oil boiler.

Landing

Having loft access with a pull down ladder. Built-in airing cupboard housing the hot water tank.

Bedroom One

16' 4" x 11' 11" (4.98m x 3.63m)

Bedroom Two

9' x 13' 2" (2.74m x 4.01m)

Comprising of a range of fitted wardrobes.

Bedroom Three

16' 4" x 8' (4.98m x 2.44m)

Bathroom

10' 1" x 8' 4" (3.07m x 2.54m)

Having a W/C. Pedestal sink. Sunken bath with shower attachment. Shower cubicle with thermostatic shower. Extractor. Heated towel rail. karndean tiled flooring.

Exterior

Front: Graveled driveway with ample parking. Gated access to the rear. Lawned garden with low level hedge borders.

Rear: Enclosed by fencing. Central lawn with shrub borders to the rear and side. Two gravel seating areas. Solid Oak pergola under cover patio seating area. Open field views.

Garage

16' 7" x 16' 4" (5.05m x 4.98m)

Having electric power door. Power and lighting. Side door access.

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."



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welcome to

Millgate Farm Cottage Millgate, Whaplode St. Catherines Spalding

- STUNNING & EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY
- TWO LARGE OPEN PLAN RECEPTION ROOMS, REFITTED KITCHEN & UTILITY ROOM
- FAMILY BATHROOM WITH MODERN FOUR PIECE SUITE & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING & DETACHED DOUBLE GARAGE
- FRONT & REAR GARDENS WITH OPEN FIELD VIEWS ALL AROUND

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG113284 - 0006

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