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43 Cobgate, Whaplode PE12 6TD

Guide Price £284,000 Freehold

- No Chain
- Ample Off-Road Parking
- Gated Access to Garage
- 4/5 Bedrooms
- 2 Shower Rooms

Deceptively spacious 4/5 bedroom detached house situated in a popular location. Accommodation comprising entrance hallway, bedroom 5 (converted garage), lounge, dining room, conservatory and kitchen breakfast room to the ground floor; 4 bedrooms and 2 shower rooms to the first floor. Mature enclosed rear gardens, multiple off-road parking, garage. UPVC double glazed windows to the front and majority to the rear. Viewing essential to appreciate the property.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406



ACCOMMODATION

Ramp leading to PORCH AREA with lighting and leading through an obscure leaded UPVC double glazed door with matching obscure leaded UPVC panels to both sides leading into:

ENTRANCE HALLWAY

5' 11" x 12' 9" (1.81m x 3.89m) Skimmed and covered ceiling, centre light point, central heating thermostat, BT point, understairs storage cupboard with shelving, staircase rising to first floor. Door to:

BEDROOM (PREVIOUSLY GARAGE)

16' 0" x 7' 3" (4.88m x 2.23m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator, storage cupboard housing electric consumer unit,



part tiled walls to the rear, fitted with a two piece suite comprising low level WC and pedestal wash hand basin with mixer tap.

From the Entrance Hallway a door leads into:

LOUNGE

12' 3" x 14' 10" (3.75m x 4.53m) UPVC double glazed window to the front elevation, coved ceiling, 3 double wall lights, double radiator, TV point, telephone point, inset fireplace with fitted multi fuel burner with oak mantle and tiled hearth. Sliding doors into:



DINING ROOM

9' 2" x 11' 6" (2.81m x 3.51m) Aluminium double glazed French doors to the rear elevation leading into Conservatory, coved ceiling, centre light point, radiator, TV point, door into Kitchen/Breakfast Room.

CONSERVATORY

12' 9" x 10' 4" (3.91m x 3.15m) UPVC construction with UPVC double glazed windows to both sides and to the rear elevations, UPVC double glazed French doors to the rear elevation, heat resistant polycarbonate roof with central fan light, power points, TV point, double radiator.



KITCHEN/BREAKFAST ROOM

11' 5" x 17' 3" (3.50m x 5.28m) Accessed also from Entrance Hallway. UPVC double glazed window to the rear and side elevations, UPVC double glazed French doors to the rear elevation, skimmed and coved ceiling, inset LED lighting, vinyl floor covering, fitted with a wide range of base and eye level units with work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, further drawer units, tall boy unit, integrated double fan assisted Hot Point stainless steel oven, stainless steel inset electric hob, extractor hood over, plumbing and space for washing machine, space for fridge/freezer, floor standing gas boiler, central heating controls.



From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

13' 1" x 10' 4" (4.0m x 3.16m)

BEDROOM 1

10' 3" x 13' 10" (3.14m x 4.24m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, TV point, fitted wardrobes to one wall with sliding doors with hanging rail and shelving.

BEDROOM 2

10' 3" x 12' 7" (3.14m x 3.86m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, TV point, freestanding bedroom fitment.

BEDROOM 3

7' 4" x 15' 10" (2.25m x 4.83m) UPVC double glazed window to the front elevation, aluminium double glazed window to the side elevation, coved and textured ceiling, 2 centre strip lights, double radiator.





BEDROOM 4

7' 11" x 9' 5" (2.43m x 2.88m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator.

SHOWER ROOM

6' 4" x 8' 0" (1.95m x 2.44m) Aluminium obscure double glazed window to the rear elevation, centre light point, radiator, storage cupboard off housing hot water cylinder with slatted shelving, fully tiled walls, recently refitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage cupboard, glass mirror over, shelf and cupboard with under cabinet lighting, fitted shower cubicle with sliding doors with fitted multi jet shower and further shower attachment tap.

SHOWER ROOM NO. 2

6' 3" x 7' 3" (1.93m x 2.23m) Aluminium obscure double glazed window to the rear elevation, textured ceiling, centre light point, radiator, heated stainless steel towel rail, fully tiled walls, medicine cabinet, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, shower enclosure with fitted Mira Sport power shower over.



EXTERIOR

Tarmacadam driveway leading to gravelled driveway with fenced and hedged boundaries to the front and sides. Extensive gravelled area providing multiple off-road parking, wooden side access gate leading to the rear, double wrought iron gated access leading into the rear to the Garage and further parking area.

REAR GARDEN

Mainly laid to lawn with a wide range of mature shrub and tree borders, patio area, wooden garden shed, flood lighting, cold water tap, oil storage tank.

GARAGE

9' 2" x 21' 1" (2.81m x 6.43m) Up and over door, power and lighting.





LOCATION/AMENITIES

Situated in the pleasant south Lincolnshire village of Whaplode, just 6 miles from the centre of the Georgian market town of Spalding, and 2 miles from Holbeach. The property lies within ½ mile of the centre of the village, which has a new Co-op convenience store, 2 Petrol Stations, Public House, Indian restaurant, and well as Primary school, Church and Village Hall. The nearby villages of Moulton and Weston have additional facilities including Primary school, Churches, Butchers, Fish and Chip shop, and further Public houses, village shops and the renowned Baytree Garden Centre. The market towns of Spalding and Holbeach have a further extensive range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations, as well as Springfields Outlet Centre. There is an extensive bus service to Spalding and Kings Lynn from the bus stop (within ½ mile) – the 505. The larger towns of Boston (15 miles), Kings Lynn (20 miles) and the city of Peterborough (18 miles) all offer a wide range of facilities and Peterborough has access to the A1 and the East Coast mainline (London's Kings Cross minimum journey time 46 minutes).





GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.

1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1514 sq.ft. (140.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



TENURE Freehold

SERVICES Mains water, electricity and drainage. Oil central heating.

COUNCIL TAX Band C

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

Ref: S11189

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

