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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



52 Cobgate, Whaplode PE12 6UL

£375,000 Freehold

- Village Location
- 4 Bedrooms
- Open Plan Kitchen/Diner/Family Room
- Gas Central Heating
- Viewing Recommended

Superbly presented detached bungalow situated in a quiet village location. Refurbished in 2016 to a high standard. Accommodation comprising entrance porch, entrance hallway, lounge, open plan kitchen/diner/family room, rear lobby, utility area, 4 bedrooms (3 with en-suites) and family bathroom. Mature gardens to the rear, multiple off-road parking. ANNEXE POTENTIAL.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406



ACCOMMODATION

ENTRANCE PORCH

4' 10" x 3' 3" (1.48m x 1.0m) Double glazed entrance door to the side elevation, laminate flooring, internal door to:

ENTRANCE HALL

13' 8" x 4' 10" (4.18m x 1.48m) Laminate flooring, storage cupboard with internal electric points, wired fire alarm, radiator, leading through to:

LOUNGE

12' 7" x 11' 1" (3.86m x 3.40m) Feature 16kw multi fuel stove, dual fan assisted ducted heating system from Lounge through to Family Room, wood laminate floor,



radiator, TV point, double glazed window to front elevation.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

29' 0" x 11' 0" (8.84m x 3.36m) Fitted kitchen comprising wall and base units with work surfaces over, integral floor to ceiling larder unit, sink/drain, glass feature splashbacks x 2, part tiled walls, double oven, hob and extractor, integral washing machine and dishwasher, fitted waste bins, radiator. Opening through to family room, vertical feature radiators x2, patio doors to side elevation onto decked and seating area, wood laminate flooring, double glazed windows to the front and side elevations, TV point.

THOROUGH TO REAR LOBBY AND UTILITY

Large storage cupboard with internal electric points, tiled flooring, radiator, wired fire alarm, double glazed door on side elevation to footpath leading to back garden.

UTILITY AREA

4' 11" x 6' 11" (1.5m x 2.11m) Fitted units with work surfaces over, sink/drain, room for fridge freezer, plumbed for washing machine and vented tumble dryer, tiled flooring, double glazed window to front elevation.

BEDROOMS from main hallway:

BEDROOM 1

11' 1" x 11' 9" (3.40m x 3.6m) Wood laminate floor, radiator, double glazed window to rear elevation, TV point.

BEDROOM 2

9' 8" x 10' 9" (2.95m x 3.3m) Fitted mirrored wardrobes x 2, wood laminate flooring, feature vertical radiator, double glazed French doors leading onto rear garden, through to:

EN-SUITE

9' 3" x 4' 11" (2.82m x 1.5m) Comprising fully tiled walk in shower with extractor fan, part tiled area with wash hand vanity unit, sensor illuminated LED mirror, WC, wooden laminate flooring, large towel radiator, double glazed window to side elevation.

BEDROOM 3

10' 0" x 7' 10" (3.05m x 2.39m) Fitted mirrored wardrobe, wood laminate floor, radiator, TV point, double glazed window to side elevation, leading to:

EN-SUITE

6' 3" x 5' 10" (1.93m x 1.78m) Comprising bath with shower attachment, wash hand basin, WC. Towel rail radiator, extractor fan.

FAMILY BATHROOM

11' 0" x 6' 6" (3.36m x 2.00m) Three piece suite comprising of large



bath (780mm x 1.8m) with shower over with glass shower screen, fully tiled over bath and shower, part tiled in area of wash hand basin, WC, sensor illuminated mirror, towel rails, vinyl bathroom flooring, radiator.

ATTACHED GUEST SUITE/BEDROOM 4

10' 0" x 7' 2" (3.05m x 2.2m) Comprising of double glazed patio sliding doors to the front elevation, wooden laminate flooring, shelved fitted cupboard, radiator, to:

EN-SUITE

7' 0" x 3' 11" (2.14m x 1.21m) Comprising combination wash hand basin and WC vanity unit, plumbed with fitted shower and fully tiled ready for shower base. Mirror over vanity unit. CURRENTLY USED AS ART STUDIO

GENERAL INFORMATION

The original 1970's bungalow was comprehensively refurbished in 2016 to include: Gas central heating, Re-plastered, Re-plumbed, Rewired throughout the entire property, since 2018 the original house has been extended to include Family room, utility room, bedrooms x 2, shower rooms x2, additional bathroom and original bathroom extended and re-modelled. The extension was designed for multi generational living if required and can be easily adapted as a self contained annexe just by closing the opening between the kitchen area and family room.

EXTERIOR

Entering the property via wooden ELECTRIC gates onto gravel driveway with parking up to 5 cars. Extensive shrub and flower borders to the sides and front of the property. Fully enclosed rear garden with extensive range of shrubs and flowers including apple tree and plum tree. Gate in rear garden leads through to polytunnel/workshop and wooden shed area of approximately 20' x 8' x 6'6". The polytunnel is wired for electrics and water with paved flooring. Currently used as workshop and storage area.

Extensive water tap and wrought iron gate to side elevation. Security lights to both side elevations of the property, electric ground garden lights.



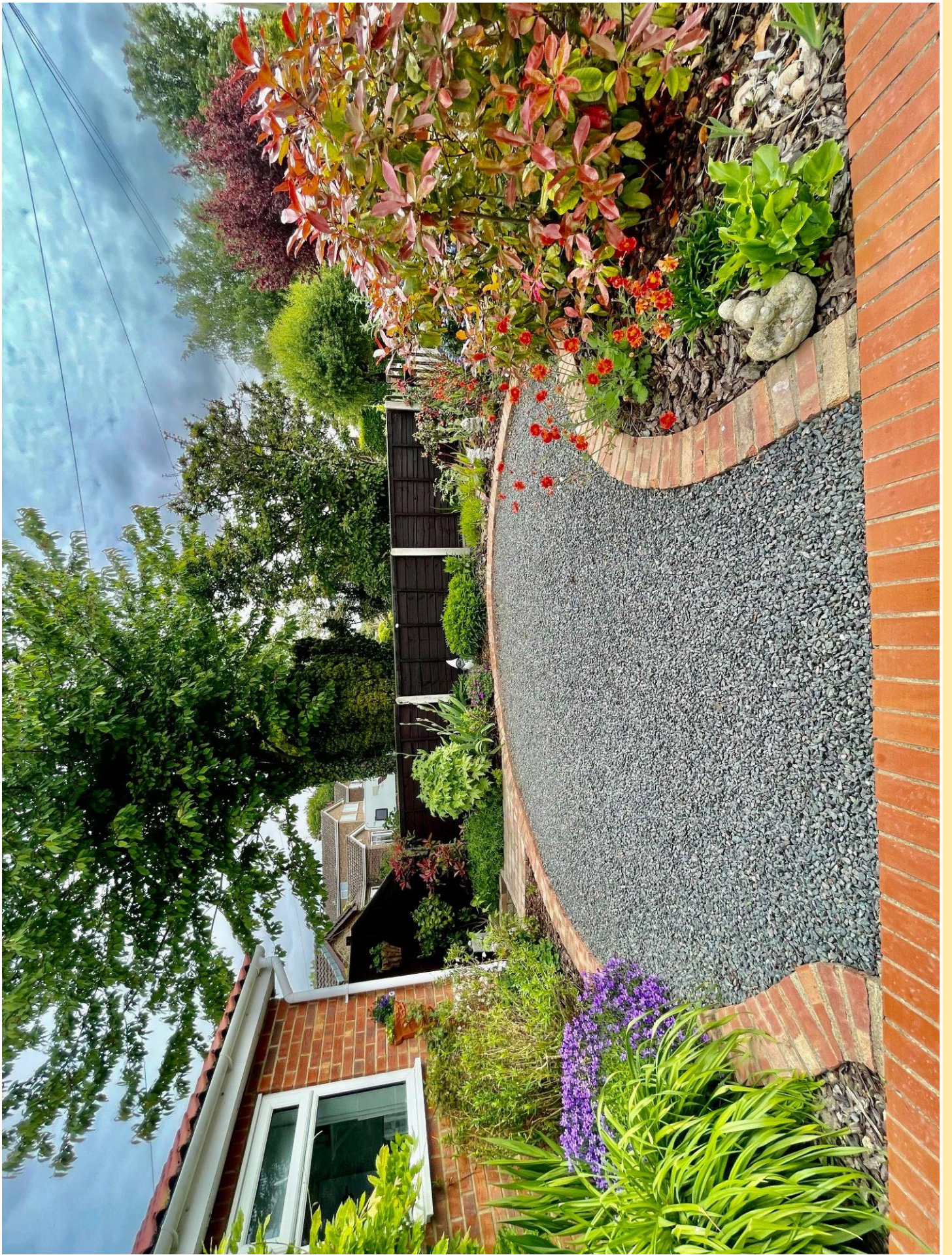
DIRECTIONS

From Spalding proceed in a easterly direction along the A151 Holbeach Road. Proceed through Weston and Moulton on to Whaplode. Proceed through Whaplode and take a right hand turning into Churchgate. Follow the road down and turn right into Cobgate and the property is situated on the right hand side.

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).





FLOOR PLAN
1189 sq.ft. (110.5 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX Band B

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: S11230

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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