

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



42 Cobgate, Whaplode PE12 6UL

GUIDE PRICE - £259,995 Freehold

- 3 Bedroom Detached House
- Gated Off Road Parking for Several Cars
- Gas Central Heating
- Shower Room
- Low Maintenance Rear Garden

3 bedroom detached property situated in the popular location of Whaplode. Accommodation comprising entrance hallway, lounge diner, kitchen, sun room/utility and cloakroom to the ground floor; 3 bedrooms and shower room to the first floor. Extensive off-road parking, attached garage, low maintenance rear gardens. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Opens storm porch with an obscure leaded UPVC double glazed door with matching obscure leaded panel to the side leading into:

ENTRANCE HALLWAY

5' 10" x 14' 7" (1.78m x 4.47m) Coved and textured ceiling, centre light point, smoke alarm, vinyl plank flooring, radiator, BT point, staircase rising to first floor, door into:

LOUNGE DINER

11' 8" x 23' 11" (3.56m x 7.31m) UPVC double glazed window to the front elevation, UPVC double glazed sliding patio doors to the rear elevation, coved and textured ceiling, 2 centre light points, double radiator, single radiator, TV point, feature fireplace with wooden surround, marble insert and hearth with fitted gas coal effect fire.

From the Entrance Hallway a door leads into:

KITCHEN

9' 6" x 8' 9" (2.9m x 2.67m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, vinyl plank flooring, fitted



with a wide range of base and eye level units with work surfaces over, tiled splashbacks, wall mounted Ideal Logic gas combination boiler, inset one and a quarter bowl stainless steel sink with mixer tap, slot-in electric cooker space, plumbing and space for automatic washing machine and dishwasher, understairs storage cupboard with coat rail, sliding door into pantry with shelving and power. Wooden glazed door into:

SUN ROOM/UTILITY

7' 2" x 15' 2" (2.2m x 4.64m) UPVC double glazed window to the rear and one side elevation, UPVC double glazed sliding patio doors to the side elevation, textured ceiling, 2 centre light points, double radiator, fitted worktop with eye level units, plumbing for washing machine and space for tumble dryer, door into:

CLOAKROOM

2' 10" x 4' 5" (0.87m x 1.37m) Obscure UPVC double glazed window to the side elevation, textured ceiling, centre light point, tiled flooring, tiled walls, medicine cabinet, fitted with a two piece suite comprising low level WC, corner wash hand basin with taps.

From the Entrance Hallway staircase rises to:

FIRST FLOOR GALLERIED LANDING

7' 11" x 7' 9" (2.42m x 2.37m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, access to loft space, smoke alarm, door into:

MASTER BEDROOM

9' 10" x 12' 11" (3.01m x 3.94m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point.

BEDROOM 2

10' 1" x 10' 7" (3.09m x 3.25m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, fitted bedroom furniture with 2 double wardrobes and built-in chest and dressing table, further chest unit.

BEDROOM 3

7' 10" x 9' 4" (2.41m x 2.87m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, fitted bedroom furniture with 2 single wardrobes, over bed storage unit and built-in chest.

SHOWER ROOM

6' 5" x 7' 10" (1.97m x 2.41m) Obscure UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, extractor fan, radiator, fully tiled walls, built-in storage cupboard, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and fully tiled shower cubicle with fitted Triton power shower over.

EXTERIOR

Hedged boundaries to the front with five bar gate leading into an extensive gravelled area providing multiple off-road parking for vehicles. Gated side access leading into rear gardens. Extensive lighting.

ATTACHED GARAGE

7' 10" x 18' 0" (2.39m x 5.51m) Up and over door, power and lighting, separate electric consumer unit, wooden glazed window to the side elevation, built-in work bench.

REAR GARDEN

Low maintenance rear garden laid to patio with gravelled areas, 2 garden sheds, cold water tap, lighting, hedged boundaries to both sides and to the rear elevations.

DIRECTIONS

From Spalding proceed in an 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.





TOTAL FLOOR AREA : 1079 sq.ft. (100.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurement of floors, windows, doors 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metagen 12/2012

TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

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 they are present or in working order. Buyers must check these.

Ref: S11264

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.

ADDRESS

R. Longstaff & Co.
 5 New Road
 Spalding
 Lincolnshire
 PE11 1BS

CONTACT

T: 01775 766766
 F: 01775 762289
 E: spalding@longstaff.com
 www.longstaff.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		