

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



48 Cobgate, Whaplode PE12 6UL

**GUIDE PRICE - £235,000 Freehold**

- No Chain
- Superbly Presented
- 3 Bedrooms, Refitted Bathroom
- Gas Central Heating
- Viewing Recommended

Well presented 3 bedroom detached bungalow situated in a popular location. Accommodation comprising entrance hallway, lounge, kitchen diner, recently refitted family bathroom and 3 bedrooms. Single attached garage, gardens to the front and rear. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### **ACCOMMODATION**

Composite obscure glazed door with matching full length obscure glazed UPVC panel to the side leading into:

#### **ENTRANCE HALLWAY**

8' 1" x 19' 11" (2.48m x 6.08m) Coved and textured ceiling, inset LED lighting, smoke alarm, access to loft space, storage cupboard off with shelving, central heating controls, radiator, vinyl plank flooring, door into:

#### **LOUNGE**

11' 5" x 14' 7" (3.50m x 4.47m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, double radiator, TV point, feature brick fireplace with wooden mantle with electric pebble effect fire, plank effect laminate flooring.

From the Entrance Hallway a door leads into:

#### **KITCHEN DINER**

10' 2" x 18' 2" (3.10m x 5.55m) UPVC double glazed window to both side elevations, UPVC double glazed French doors to the rear elevation, coved and textured ceiling, inset LED lighting, skimmed and coved ceiling with centre spotlight to the Dining area, tiled flooring, radiator, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, integrated Indesit stainless steel electric fan assisted oven, integrated stainless steel electric hob, extractor hood over, TV point.

From the Entrance Hallway a door leads into:



#### MASTER BEDROOM

12' 4" x 11' 8" (3.76m x 3.56m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

#### BEDROOM 2

9' 8" x 10' 9" (2.96m x 3.29m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

#### BEDROOM 3

8' 0" x 11' 8" (2.44m x 3.58m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, radiator.



#### RECENTLY REFITTED FAMILY BATHROOM

5' 4" x 8' 0" (1.64m x 2.45m) Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, inset downlighter with built-in extractor fan, fully tiled walls, vinyl floor covering, radiator, medicine cabinet, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with taps with fitted shower screen and fitted Mira power shower over.

#### EXTERIOR

Pickett fencing to the front elevation with extensive tarmac driveway with turning bay leading to Garage. Extensive lighting, gravelled borders. Further gravelled parking area ideal for caravan. Lawned area with shrub borders.



#### GARAGE

8' 11" x 15' 5" (2.73m x 4.71m) Up and over door, electric consumer unit board, power points, lighting, side UPVC double glazed door leading into rear garden.

Wooden access gate to one side of the property and wrought iron gate to the other side leading into the:

#### REAR GARDEN

Extensive flagstone patio area, external lighting, gravelled borders, lawned area. Wooden garden shed.



#### DIRECTIONS/AMENITIES

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.



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).



**TENURE**

Freehold

**SERVICES**

Mains water and electricity. Private drainage. Gas central heating.

**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**

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Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

**Ref: S11332**

**ADDRESS**

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**CONTACT**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

