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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



223 High Road, Whaplode PE12 6TJ

£195,000 Freehold

- Refurbishment Potential
- 3 Bedrooms
- 2 Reception Rooms
- No Chain
- Driveway and Garage

Detached house in need of full refurbishment. Built circa 1982 with established (overgrown) gardens, driveway and garage. This is a 3 bedroom detached house offering scope for refurbishment and potentially extension (subject to planning consent) but offering great potential. The property has majority UPVC windows and presently no working central heating system.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Access through the half glazed UPVC rear entrance door into:

UTILITY ROOM

7' 0" x 6' 0" (2.14m x 1.85m) UPVC windows to the rear and side elevations, gas boiler (not working), shelved storage cupboard, door to:

CLOAKROOM

Low level WC and bracket hand basin with cold water tap.

KITCHEN

9' 4" x 9' 0" (2.85m x 2.76m) Basic range of units, UPVC rear window, roll edged worktops, eye level wall cupboards, base cupboards, sink unit with mixer tap, radiator, serving hatch.

RECEPTION HALL

UPVC front doors (requiring re-glazing), radiator, door to:

SITTING ROOM

14' 2" x 11' 7" (4.32m x 3.55m) UPVC front window, radiator, fireplace with gas fire (not working), ceiling light, arch to:



DINING ROOM

8' 6" x 9' 4" (2.60m x 2.86m) Radiator, UPVC rear window, serving hatch, ceiling light.

From the Reception Hall the staircase rises to:

FIRST FLOOR LANDING

UPVC side window, access to loftspace, doors arranged off to:

BEDROOM 1

13' 3" x 9' 10" (4.04m x 3.01m) UPVC front window, radiator.

BEDROOM 2

10' 6" x 9' 10" (3.21m x 3.01m) UPVC rear window, radiator.

BEDROOM 3

9' 5" x 7' 10" (2.88m x 2.39m) maximum Radiator, UPVC front window.

BATHROOM

7' 9" x 6' 4" (2.38m x 1.94m) Three piece suite comprising panelled bath, wash hand basin, low level WC, half tiled walls, Airing Cupboard, radiator, obscure glazed UPVC window.

EXTERIOR

The property is situated on the corner of High Road and Malten Lane with access to the front from the pavement down four steps and a pathway to the front door. The gardens are situated to the front, side and rear with the main established gardens to the eastern side of the property with established conifers and trees (overcrowded and overgrown). Vehicular access is gained from Malten Lane to the rear this provides access to the rear of the neighbouring property. We understand the rear roadway is owned by the subject property with a right of way to No. 225. 50/50 maintenance responsibilities for each house. The subject property has its own gravelled driveway which could be expanded into part of the garden area if required and also has a:

ATTACHED GARAGE

With up and over door, gas and electricity meters.

GENERAL INFORMATION

This is a relatively modern property that has fallen into disrepair and has no working heating system, many of the windows have blown and the property requires major refurbishment hence the attractive price.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road, continue past Weston and Moulton and into Whaplode. The property is situated on the right hand side just before the turning into Malten Lane and a little way before the two petrol stations.

AMENITIES

The village is served with a Co-Operative mini supermarket, 2 service stations, village hall, primary school etc. The towns of Holbeach (2 miles) and Spalding (6 miles) offer a range of facilities and Peterborough is also easily accessible by road.



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		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains electricity, water and drainage.
There is gas to the property.

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

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Ref: S11651

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.

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