



6 Church Gate, Whaplode, PE12 6TA

£250,000

Three bedroom detached family home situated in the village of Whaplode, close by to all local amenities and benefits from off road parking, single garage and enclosed rear garden. The property is being sold with no onward chain and a viewing is highly advised. The property has been recently redecorated and refreshed throughout and is ready to move into.

Entrance Hallway

Obscure glazed UPVC double glazed entrance door and glazed side panel. Coving to textured ceiling, vinyl flooring, radiator, door to cloakroom and door to kitchen diner.

Cloakroom

Obscure glazed UPVC double glazed window to the side elevation. Coving to textured ceiling. Fitted with close coupled toilet and wash hand basin with splashback.

Kitchen Diner 13'11" x 12'7" (4.24 x 3.84)

UPVC double glazed window to front elevation. Coving to textured ceiling. Fitted with a matching range of base and eye level units. Refitted worktop space with tiled splashback. Stainless steel sink with drainer and chrome taps over. Refitted four ring electric hob with stainless steel extractor hood over and integrated oven under. Floor mounted gas central heating boiler. Space and plumbing for washing machine and dishwasher, space for fridge/freezer, tiled flooring. Stairs to first floor and door to:

Living Room 15'7" x 15'7" (4.75 x 4.75)

PVCu double glazed window and door to rear, radiator, coving to textured ceiling, brick fireplace with wooden mantel and capped off gas point. Under stairs storage cupboard. Door to lean to conservatory.

Lean to Conservatory

Metal and glazed construction. Sliding door to rear garden. Access to garage.

First Floor Landing



PVCu double glazed window to side elevation. Textured and covered ceiling with access to loft. Airing cupboard with insulated hot water tank and immersion heating. Range of slatted shelving.

Bedroom One 9'10" x 15'8" (3.00 x 4.78)



UPVC double glazed window to rear elevation. Textured and covered ceiling, radiator. Range of built in bedroom furniture comprising wardrobes, drawers and overhead storage.

Bedroom Two 13'0" x 8'6" (3.96 x 2.59)



PVCu double glazed window to front elevation. Textured and covered ceiling, radiator.

Bedroom Three 8'10" x 6'11" (2.69 x 2.11)



PVCu double glazed window to front elevation. Textured and covered ceiling, radiator.

Bathroom



PVCu double glazed window to side elevation. Textured and covered ceiling. Half tiled walls (fully tiled in bath/shower area). Close coupled toilet with push button flush and pedestal wash hand basin with taps over. Bath with mixer tap with shower attachment. Shaving point, radiator, vinyl flooring.

Exterior

The property benefits from extensive block paved driveway with turning bay to the front providing off road parking for multiple vehicles and leading to garage with up and over door and concrete floor. The front garden is fairly low maintenance with granite chippings to the front boundary and stocked flower beds to the left hand side. Side gated access leads to the rear garden has a patio area and is laid to lawn with flower beds to either side with mature plants, shrubs and bushes. There is a timber constructed garden shed and the garden is enclosed by timber fencing.

Property Postcode

For location purposes the postcode of this property is: PE12 6TA

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: B

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Viewing

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering

Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

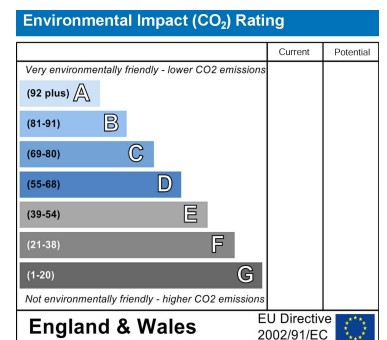
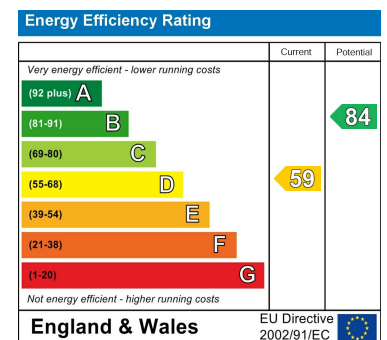
Floor Plan



Area Map



Energy Efficiency Graph



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