



13 Chapel Gardens, Whaplode, PE12 6UG

£280,000

- **Spacious Detached Family Home** – A well-presented three-bedroom detached property offering generous and adaptable living accommodation, ideal for families, professionals and those seeking extra space.
- **Highly Versatile Extended Accommodation** – Benefitting from a substantial ground floor extension, the property features two additional reception rooms that can be used as a home office, playroom, hobby room, snug or even ground-floor bedrooms
- **Excellent Living Space** – Comprising a welcoming entrance hall, a spacious lounge/diner perfect for entertaining, a well-equipped kitchen, separate utility room and a practical rear porch
- **Three Well-Proportioned Bedrooms** – The first floor offers three comfortable bedrooms, all served by a family bathroom, creating a practical layout for growing families.
- **Desirable Village Setting** – Occupying a peaceful cul-de-sac position within the popular village of Whaplode, the property enjoys a quiet residential setting while remaining conveniently located for local amenities, schools and transport links.
- **Flexible Home for Modern Living** – Whether you're looking for space to work from home, accommodate multi-generational living, or simply require additional reception space, this home offers a versatile layout that can easily adapt to changing lifestyles.

Situated in a peaceful cul-de-sac within the sought-after village of Whaplode, this deceptively spacious three-bedroom detached home offers generous and highly versatile accommodation, making it an ideal choice for families, those working from home, or buyers seeking flexible living space.

The ground floor is accessed via a welcoming entrance hall, leading to a spacious lounge/diner, ideal for both everyday family life and entertaining. The well-appointed kitchen is complemented by a separate utility room and a useful rear porch, providing practical everyday convenience. The property has also been thoughtfully extended to create two additional reception rooms, offering exceptional flexibility. These rooms can be utilised as a home office, playroom, snug or hobby room, or alternatively provide ground-floor bedroom accommodation to suit multi-generational living or visiting guests.

To the first floor are three well-proportioned bedrooms, all served by a family bathroom.

Occupying a desirable cul-de-sac position, the property enjoys a peaceful setting while remaining within easy reach of local amenities and transport links. Offering adaptable accommodation that can evolve with your lifestyle, this fantastic home presents an excellent opportunity for a wide range of buyers.

Entrance Hall 12'0" x 5'11" (3.68m x 1.81m)



UPVC double glazed door to front. Stairs leading to first floor. Radiator.

Lounge 24'3" x 11'10" (7.41m x 3.62m)



UPVC double glazed window to front. Feature log burner. Radiator.

Dining Room



UPVC double glazed French doors to rear. Radiator.



Kitchen 9'5" x 8'6" (2.89m x 2.61m)



UPVC double glazed window to rear. Base and eyelevel units with quartz worksurface over. Belfast sink with mixer taps over. Double Range with five burner gas hob, separate ovens and extractor over. Integrated slimline dishwasher. Wall mounted gas boiler. Under stairs storage cupboard.

Utility Room 6'11" x 8'0" (2.13m x 2.44m)



UPVC double glazed window to side. Base and eye level units with worksurface over. Space and plumbing for washing machine. Space for fridge freezer. Tiled floor. Fully tiled walls.

Rear Porch 6'2" x 8'0" (1.90m x 2.44m)



UPVC double glazed windows and door. Radiator. Tiled floor.

Cloakroom



UPVC double glazed window to side. Toilet. Wash hand basin. Tiled floor.

Bedroom/Playroom 11'4" x 10'9" (3.46m x 3.29m)



UPVC double glazed window to front. Radiator.

Bedroom/Office 11'6" x 7'1" (3.51m x 2.16m)

UPVC double glazed window to rear. Radiator.



First Floor Landing 10'3" x 8'0" (3.14m x 2.44m)



UPVC double glazed window to side. Glass balustrade. Loft access.



Bedroom 1 13'5" x 9'10" (4.10m x 3.02m)



UPVC double glazed window to front. Radiator. Built in wardrobes.

Bedroom 2 10'7" x 9'10" (3.24m x 3.02m)



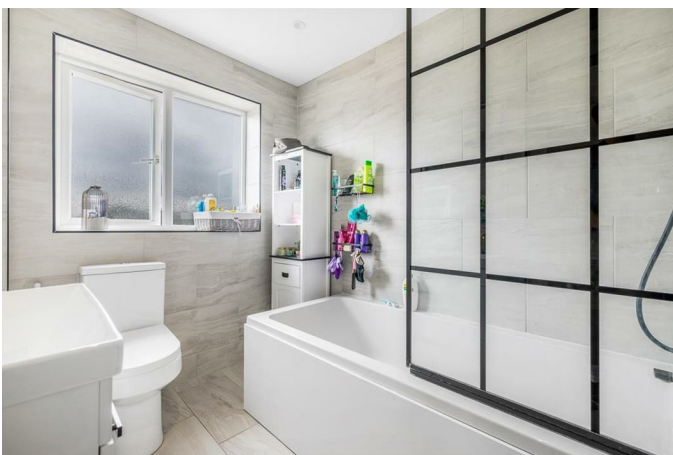
UPVC window to rear. Radiator.

Bedroom 3 6'11" x 7'11" (2.13m x 2.43m)



UPVC window to front. Radiator.

Bathroom 6'3" x 7'10" (1.92m x 2.41m)



UPVC double glazed window to side. Panelled bath

with built in mixer shower . Toilet. Wash basin with mixer tap set in vanity unit. Wall mounted mirror with LED lighting. Wall mounted heated towel rail. Fully tiled walls. Tiled flooring. Extractor fan.

Outside



To the front of the property has a block paved driveway leading to the converted garage. Gravel area. Side gated access to the side garden and rear garden.

The rear and side garden is enclosed by timber fencing. Lawn area. Outside power point. Outside tap. Timber shed. The side garden is block paved.



Garage 8'3" x 8'0" (2.53m x 2.44m)

Half sized garage. Up and over door to front. Power and light connected.

Property Postcode

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

Additional Information**PLEASE NOTE:**

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

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D58

Viewing Arrangements

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.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250.

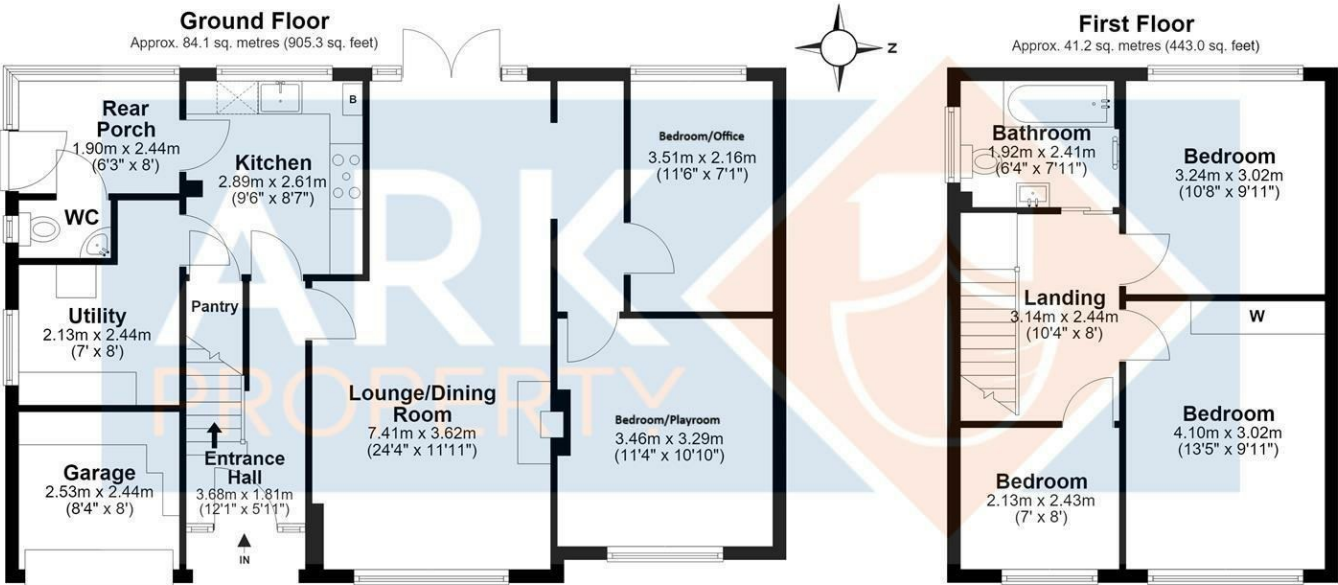
We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



Floor Plan



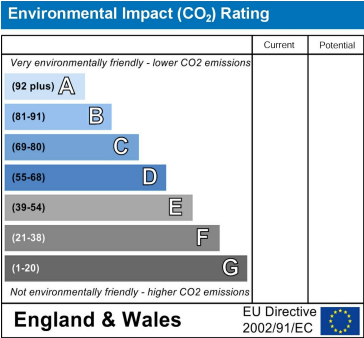
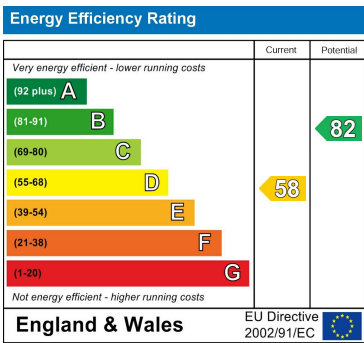
Total area: approx. 125.3 sq. metres (1348.3 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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