



Steeplegate House Stockwell Gate, Whaplode, PE12 6UE

£350,000

- Approx. 0.5 acre established plot with mature trees and views over open fields.
- Extensive rear garden offering excellent potential and a peaceful natural setting.
- Ample off road parking to the front and side.
- Driveway leading to a detached double garage.
- Modernised and well presented living accommodation throughout.

- Sociable kitchen/diner, ideal for family life and entertaining.
- Modernised ground floor bathroom, complemented by two first floor bathrooms including an en-suite.
- Four double bedrooms.
- Situated in the popular village of Whaplode with local amenities close by.
- Must be viewed to fully appreciate the size of the plot, accommodation, and potential on offer.

Occupying an area of approximately 0.5 acres, this detached four bedroom home in Stockwell Gate Whaplode offers a generous and versatile plot. The large rear garden extends beyond the main landscaped area offering endless possibilities for further projects.

Currently the rear garden and orchard are arranged as a natural organic area creating a green backdrop to the property.

To the front there is ample parking, while a driveway to the side leads to a double garage positioned at the rear of the property.

The spacious accommodation is arranged in a practical layout. Downstairs the kitchen/diner is complemented by a lounge and shower room. Upstairs there are 4 double bedrooms of which the main bedroom has its own ensuite shower room.

Properties with plots of this size are uncommon in this price range. The combination of a substantial garden, ample parking, double garage and 4 bedroom accommodation offers flexibility for a wide range of buyers.

Entrance Hall 8'10" x 23'3" (2.71m x 7.11m)



PVC double glazed window and door to side. Coving to skimmed ceiling. Vinyl flooring. Stairs to first floor landing with feature panelling and built in under stairs storage cupboard. Radiator.

Shower Room 11'6" x 5'1" (3.51m x 1.56m)



PVC double glazed window to side. Coving to skimmed ceiling. Tiled wet room flooring. Full height wall tiling to shower area. Chrome heated towel rail. Wall mounted electric shower and fitted shelf and glass screen. Over sized wash hand basin with chrome tap and tiled splash back set in vanity unit with built in storage. Close coupled toilet.

Lounge 12'9" x 19'2" (3.89m x 5.85m)



Two PVC double glazed windows to front. Coving to skimmed ceiling. Two radiators. Electric fireplace with surround.



Kitchen/Diner 11'9" x 19'2" (3.59m x 5.85m)



PVC double glazed window and French doors the rear. Coving to skimmed ceiling. Laminate flooring. Radiator. Fitted with a matching range of base and eye level units with roll edged work surfaces and tiled splash backs. Five ring electric hob with extractor hood over. Integrated electric oven and grill. Sink unit with drainer with chrome mixer tap over. Full height pull out larder cupboard. Space and plumbing for washing machine and tumble dryer. Integrated dishwasher.

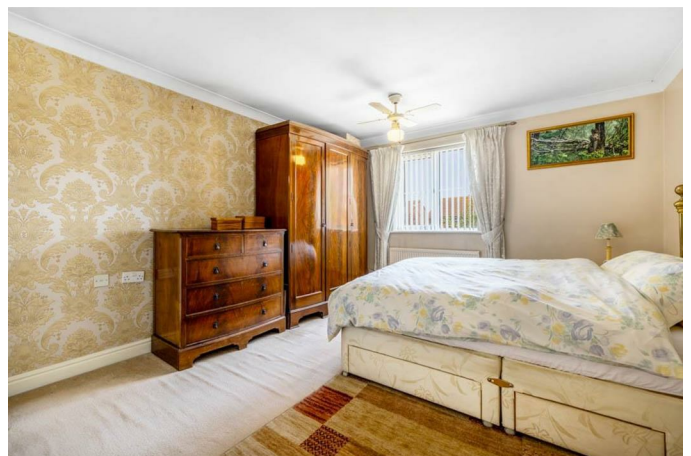


First Floor Landing 8'7" x 8'3" (2.62m x 2.52m)



PVC double glazed window to side. Coving to skimmed ceiling. Loft access. Built in airing cupboard.

Bedroom 1 12'9" x 11'8" (3.90m x 3.57m)



PVC double glazed window to front. Coving to skimmed ceiling. Radiator. Door to en-suite.

En-suite 4'0" x 6'10" (1.22m x 2.10m)



PVC double glazed window to side. Coving to ceiling. Extractor fan. Vinyl flooring. Radiator. Shaver point. Fitted tiled shower enclosure with glass sliding door. Close coupled toilet with push button flush. Wall mounted wash hand basin.

Bedroom 2 12'0" x 8'10" (3.66m x 2.70m)



PVC double glazed window to rear. Coving to skimmed ceiling. Radiator.

Bedroom 3 8'10" x 10'1" (2.71m x 3.09m)



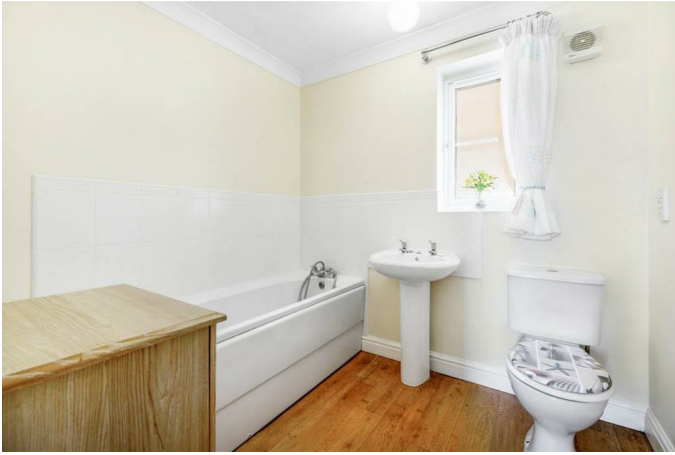
PVC double glazed window to rear. Coving to skimmed ceiling. Radiator.

Bedroom 4 12'9" x 7'3" (3.91m x 2.22m)



PVC double glazed window to front. Coving to skimmed ceiling. Ceiling fan. Radiator.

Bathroom 7'5" x 6'10" (2.28m x 2.10m)



UPVC double glazed window to side. Toilet. Pedestal wash hand basin. Panelled bath. Tiled splash-backs. Shaver point. Radiator. Extractor fan.

Double Garage 18'1" x 18'5" (5.52m x 5.62m)



Twin up and over vehicular doors. Power and light connected. Cold water tap.



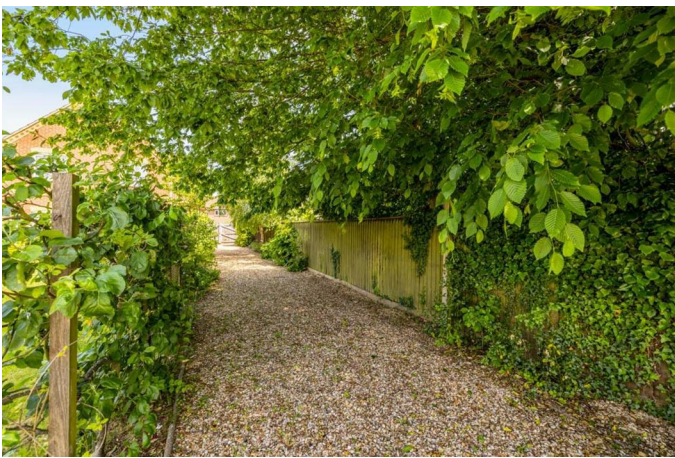
Outside

To the front of the property there is a generous gravelled driveway providing off road parking. Additional lawn with planted borders. Side gated access to the side continuing to the garage.

The garden is laid to lawn with planted borders, outside light, cold water tap and floor mounted oil fired central heating boiler.

Beyond the garage the garden continues into a large grassed area and orchard bordered by mature hedging and fencing which lends itself to a more natural environment for wildlife.





Property Postcode

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

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: D

Annual charge: No

Property construction: Brick built

Electricity supply: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Oil heating and electric 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.

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Parking: Driveway and Double Garage

Building safety issues: No

Restrictions: Restrictive covenants, please make further enquiries from your solicitor prior to purchase.

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: D68

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.

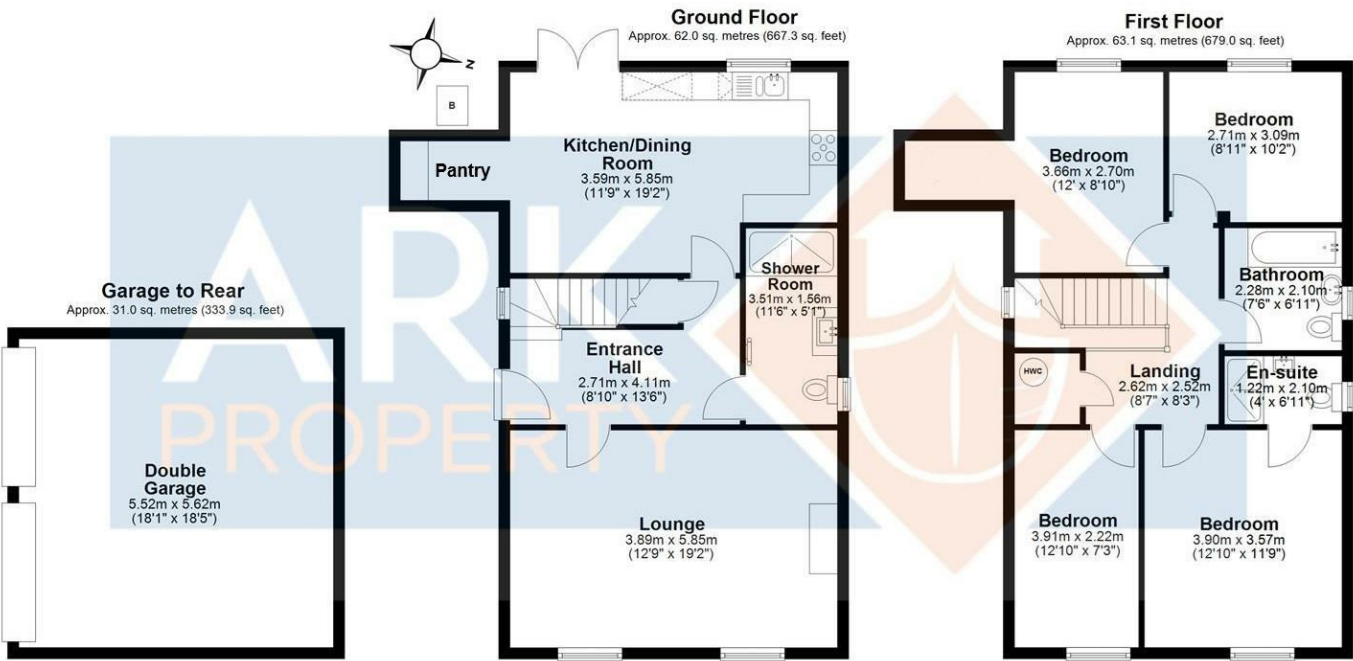
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may

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.

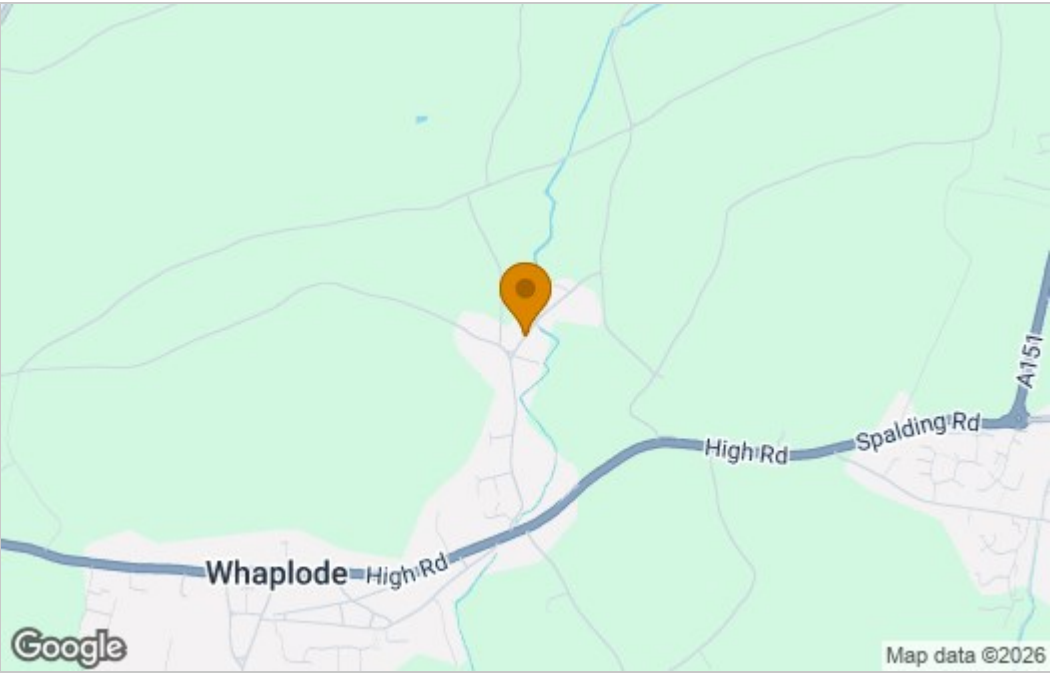
Floor Plan



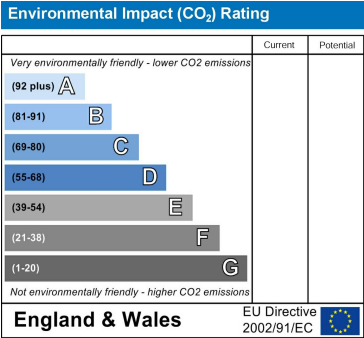
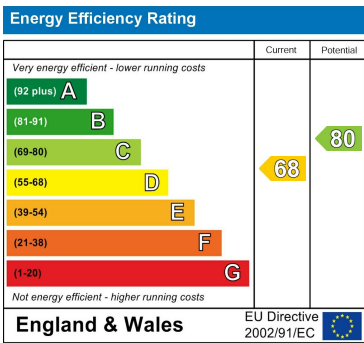
Total area: approx. 156.1 sq. metres (1680.2 sq. feet)

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

Area Map



Energy Efficiency Graph



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