



## 5 bed detached house to buy in

Chapel Hill Road, Whaplode Drove,  
Spalding, Lincolnshire, PE12 0SJ

**£225,000** Starting Bid

 x 5  x 3

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ EXTENDED PERIOD COTTAGE
- ✓ OIL FIRED CENTRAL HEATING
- ✓ RURAL LOCATION
- ✓ OFF ROAD PARKING
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: F
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Intermittent

## Description

An exciting opportunity to acquire a substantial detached property extending to approximately 2,372 sq.ft (220.4 sq.m), offering versatile accommodation and significant scope for improvement, remodelling or redevelopment, subject to any necessary planning permissions and consents.

Occupying a generous plot within the rural village of Whaplode Drove, the property currently provides extensive accommodation comprising an entrance hall, lounge, sitting room, family room, conservatory, large kitchen/dining room, family bathroom, ground floor bedroom, hobby room and additional former kitchen area.

To the first floor are three further bedrooms together with a shower room, creating flexible living accommodation suitable for a variety of uses.

The layout offers excellent potential for those seeking a large family home, multi-generational living, home-working space, or an investment project.

Properties of this size and flexibility are rarely available and early viewing is highly recommended to appreciate the opportunities on offer.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £225,000

Property Type: Detached House

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

Water: Direct mains water

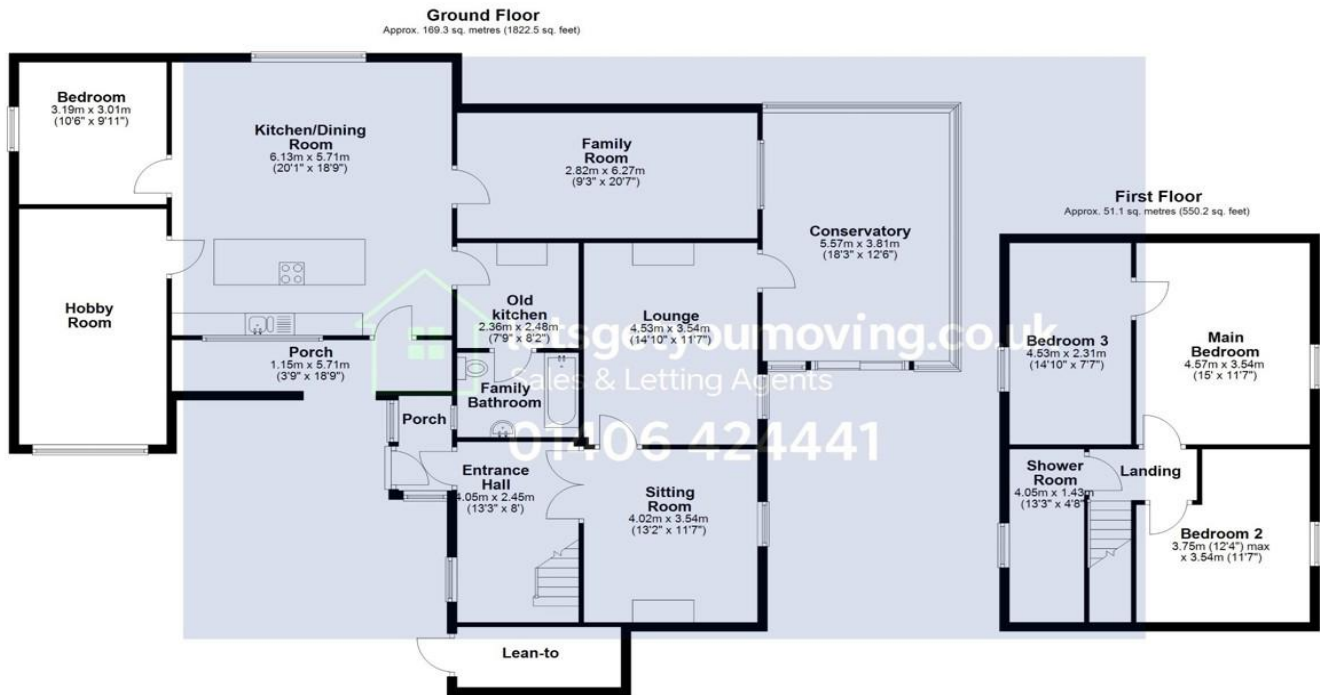
Water meter: No

Sewerage: Septic Tank

Air conditioning: No

Broadband: None

Mobile signal coverage: Intermittent



Total area: approx. 220.4 sq. metres (2372.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	26	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Chapel Hill Road, Whaplode Drove, Spalding, Lincolnshire, PE12 0SJ

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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