



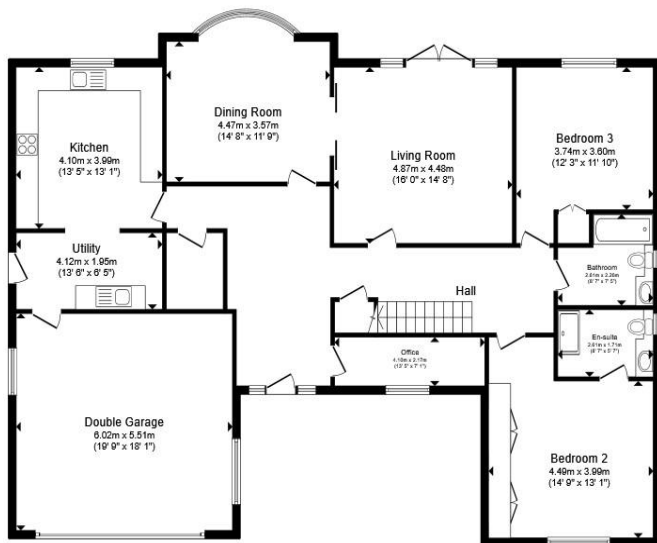
Green Pastures, Whaplode Spalding PE12 6FJ

welcome to

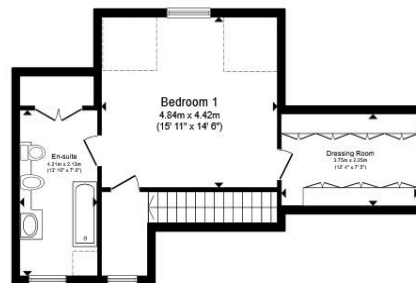
Green Pastures, Whaplode Spalding

Having been individually designed and built with only one owner in its history, this executive style three/four bedroom chalet property occupies an enviable position at the bottom of a private drive with a substantial plot. Having three reception rooms, kitchen, utility and cloaks cupboard, the ground floor also features two bedrooms with one of them having an en-suite plus a further family bathroom. The office could also be used as a fourth bedroom offering the functionality of a standard bungalow. The first floor offers either a master or guest suite with a large double bedroom, walk-in wardrobe area and en-suite bathroom with four piece suite. Externally there is an abundance of parking with a tarmac driveway, an attached double garage and a further detached single garage with adjoining workshop that could be converted to an annexe with the appropriate consents. The property is complimented by a large plot with side and rear gardens as well as an orchard. Viewing is highly recommended to appreciate this stunning property and its plot!!

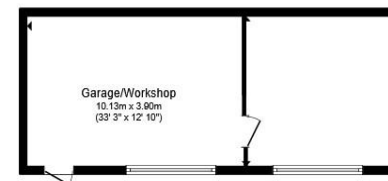




Ground Floor



First Floor



Garage

Total floor area 269.4 m² (2,900 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Cloak Cupboard

6' 4" x 3' 10" (1.93m x 1.17m)

Entrance Hall

Office / Bedroom Four

7' 2" x 12' 11" (2.18m x 3.94m)

Lounge

14' 7" x 16' (4.45m x 4.88m)

Dining Room

11' 10" x 14' 8" (3.61m x 4.47m)

Kitchen

13' 5" x 13' 1" (4.09m x 3.99m)

Utility Room

6' 6" x 13' 7" (1.98m x 4.14m)

Bedroom One

14' 6" x 15' 11" (4.42m x 4.85m)

Dressing Room

7' 5" x 12' 4" (2.26m x 3.76m)

En-Suite

13' 9" x 7' 7" (4.19m x 2.31m)

Bedroom Two

13' 2" x 14' 11" (4.01m x 4.55m)

En-Suite

5' 7" x 8' 8" (1.70m x 2.64m)

Bedroom Three

11' 8" x 13' 3" (3.56m x 4.04m)

Bathroom

Agents Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Green Pastures, Whaplode Spalding

- THREE/ FOUR DOUBLE BEDROOM EXECUTIVE CHALET STYLE PROPERTY ON PRIVATE DRIVE WITH NO CHAIN
- THREE RECEPTION ROOMS, KITCHEN & UTILITY
- FAMILY BATHROOM & TWO EN-SUITES
- AMPLE OFF ROAD PARKING, ATTACHED DOUBLE GARAGE & FURTHER SINGLE GARAGE WITH ADJOINING WORKSHOP
- FULLY ENCLOSED PLOT WITH SIDE & REAR GARDENS PLUS VEGETABLE PLOT

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£549,950



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113514



Property Ref:
SDG113514 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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