



Auction

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

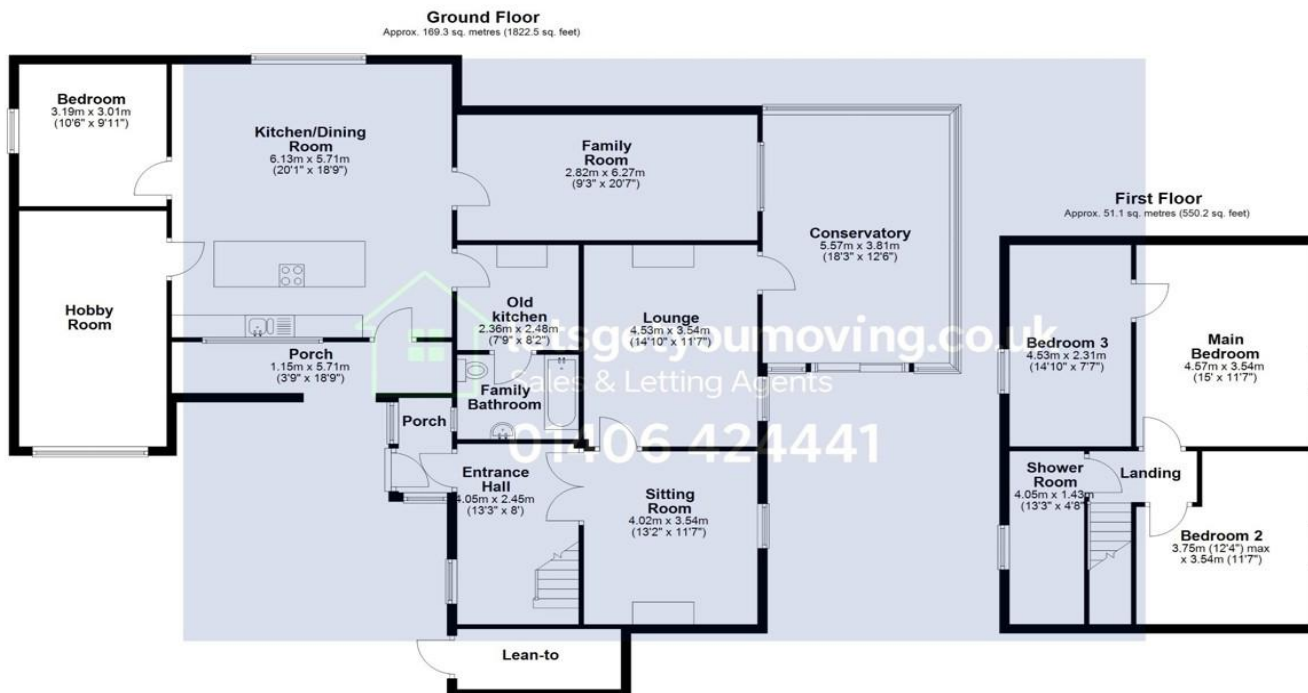
Water meter: No

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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E			
(21-38) F		26	
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		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:

7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>

These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

