



The Old Ram Inn, Churchgate
Whaplode, Spalding, Lincolnshire, PE12 6TA

£300,000

4 Bedroom Detached House

- Freehold
- Substantial detached property occupying a generous corner plot in the popular village of Whaplode.
- Exciting renovation project offering exceptional potential to create a superb family home.
- Spacious accommodation including three reception rooms, kitchen and ample storage.
- Four well-proportioned first-floor bedrooms and a family bathroom.
- Extensive rear garden, mainly laid to lawn with mature trees, shrubs and established planting.
- Garage/storage, ample off-road parking and no shortage of outdoor space.
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for The Old Ram Inn, Churchgate, Whaplode, Spalding, Lincolnshire, PE12 6TA](#)



Overview

Benefitting from No Onward Chain and occupying a substantial corner plot within the popular village of Whaplode, The Old Ram Inn presents a rare opportunity to acquire a property brimming with character and potential. Requiring refurbishment and renovation throughout, this spacious home offers an exciting project for those looking to create a stunning family residence or investment opportunity, subject to any necessary consents.

The accommodation briefly comprises a porch entrance leading into a generous family lounge, separate dining room, cosy snug, kitchen area, and a range of useful storage spaces including utility area, providing a flexible layout with plenty of scope for reconfiguration if desired, there is also a rear porch entrance and downstairs shower room. To the first floor, the property offers four well-proportioned bedrooms, all providing comfortable accommodation, together with a family bathroom and ensuite to main.



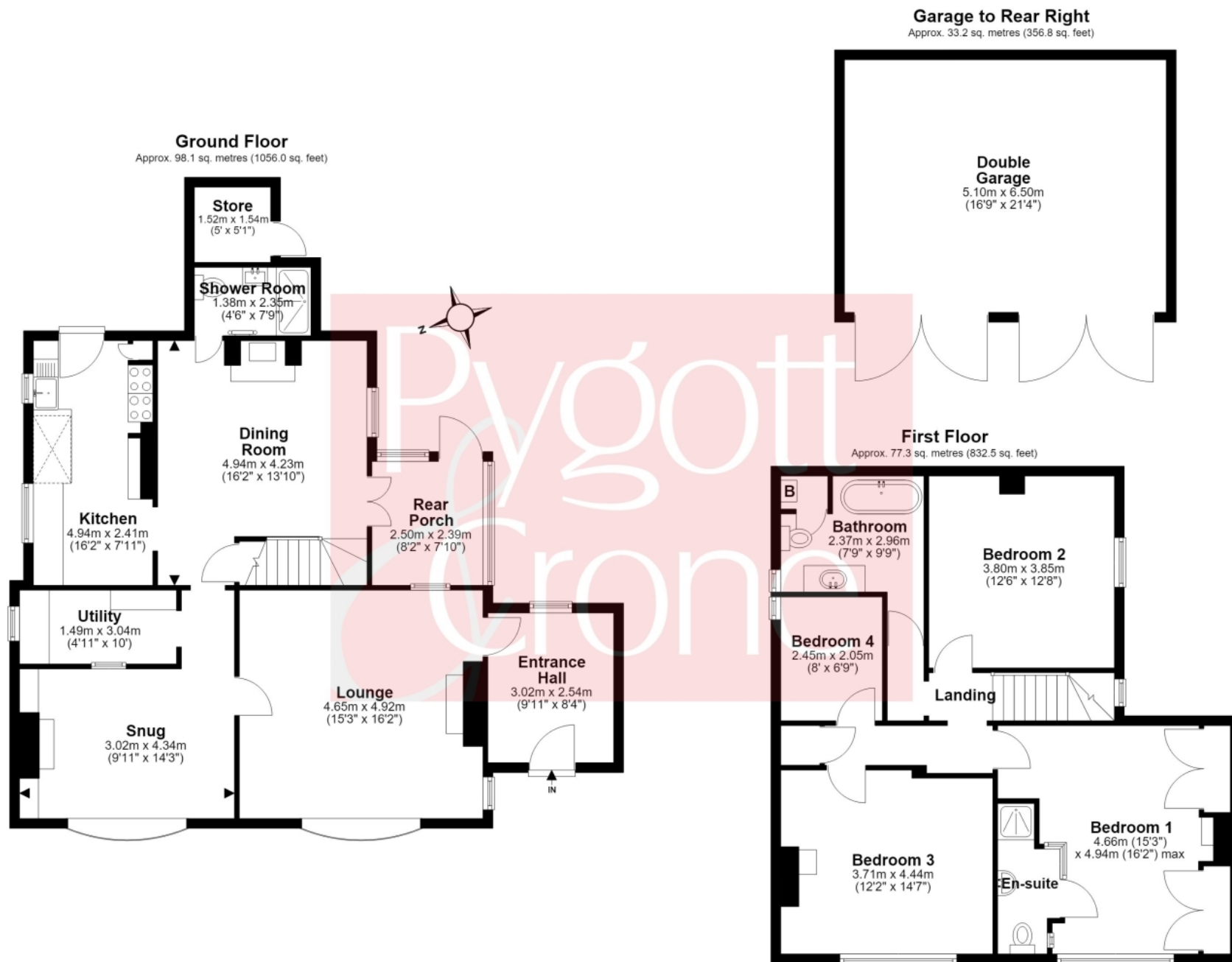
Externally, the property sits on an impressive corner plot with extensive gardens to the rear, predominantly laid to lawn and complemented by a variety of mature trees, established plants and shrubs, creating a wonderful outdoor space with endless possibilities. To the front, there is a garage/storage building along with off-road parking.

Offering generous accommodation, a sizeable plot and exceptional potential, The Old Ram Inn is an exciting opportunity for buyers seeking a renovation project in a desirable village location.

Agent Note: The property is serviced by a septic tank; the vendor has confirmed the septic tank does not meet the current "Septic Tank and Sewage Treatment Plant Regulations & General Binding Rules". Pygott & Crone have made no further enquires, and all buyers will need to make their own investigations.







Total area: approx. 208.6 sq. metres (2245.2 sq. feet)

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



Location



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is on the market with our Spalding branch

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