



Broadgate

Whaplode Drove, Spalding, PE12 0TN

Offers In Excess Of £285,000 - Freehold , Tax Band - D



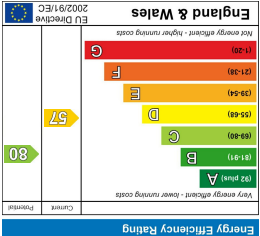
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



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Charming Village Bungalow – No Onward Chain

Set in the peaceful village of Whaplode Drove, this well-presented detached bungalow has been recently redecorated with new carpets throughout. Offering three good-sized bedrooms, a generous sized kitchen diner, a four piece suite bathroom, and a spacious living area, it's ideal for those seeking a quiet rural lifestyle. Outside, enjoy an enclosed rear garden with open field views, plus a driveway and garage. Sold with no forward chain, ready to move straight in.

Set in the heart of the peaceful and picturesque village of Whaplode Drove, near Spalding, this beautifully presented detached bungalow offers an ideal opportunity to enjoy relaxed village living with the convenience of no onward chain. Recently redecorated throughout and fitted with new carpets, the property feels fresh, bright, and ready for immediate occupation. The welcoming entrance hall leads to a well-equipped kitchen diner, perfect for home cooking, and a spacious living area that offers a comfortable setting for everyday life. There are three generously sized bedrooms, providing flexibility for family living, guests, or a home office. A four piece suite family bathroom completes the internal accommodation. Outside, the bungalow enjoys an enclosed rear garden with open views across surrounding fields — a peaceful spot to unwind and enjoy the countryside outlook. The gravel driveway and single garage provide ample off-road parking and storage options. Perfectly positioned in a friendly rural community, this lovely home combines the charm of village life with easy access to local amenities and nearby Spalding. With no forward chain, it's ready and waiting for you to move straight in and make it your own.

**Entrance Hall**  
3/62 x 1.33 (9'10"/203"4" x 4'4")

**Living Room**  
6.75 x 3.58 (22'1" x 11'8")

**Kitchen Diner**  
5.54 x 3.19 (18'2" x 10'5")

**Hallway**  
6.84 x 0.99 (22'5" x 3'2")

**Utility Room**  
1.77 x 3.04 (5'9" x 9'11")

**Master Bedroom**  
3.15 x 4.28 (10'4" x 14'0")

**Bedroom Two**  
4.14 x 2.80 (13'6" x 9'2")

**Bathroom**  
2.25 x 2.04 (7'4" x 6'8")

**Bedroom Three**  
3.58 x 2.43 (11'8" x 7'11")

**Garage**  
4.67 x 2.92 (15'3" x 9'6")

**EPC - D**  
57/80

**Tenure - Freehold**

IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: Wheelchair Accessible



Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property NOT allowed: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: No  
Registered easements: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Single Garage, Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Septic Tank  
Heating: Oil  
Internet connection: Cable  
Internet Speed: up to 42Mbps  
Mobile Coverage: O2 - Excellent, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

