



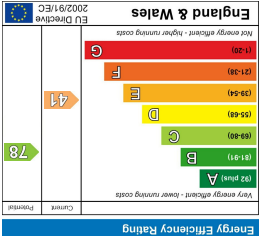
Floor Plan



Viewing

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.

Energy Efficiency Graph



Area Map

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 or fittings. Lease details, 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/>



Back Bank

Whaplode Drove, Spalding, PE12 0TT

Wilton Cottage is a charming character home nestled in the peaceful semi-rural setting of Back Bank, Whaplode Drove, Spalding. Surrounded by open fields with no immediate neighbours, this delightful property offers comfort, space, and flexibility—ideal for family living or a tranquil retreat.

Beautifully presented throughout, the accommodation includes three bedrooms—two on the first floor and one conveniently located on the ground floor. The layout is both practical and versatile, featuring two welcoming reception rooms: a cosy cottage lounge with a feature fireplace and bow windows, and a flexible dining room or study to suit your needs. At the heart of the home is a generous kitchen breakfast room with direct access to the garden, perfect for family gatherings and entertaining. A stylish family bathroom sits off the first-floor landing, complemented by a ground-floor Wet Room for added convenience and accessibility. The property is set on a generous plot with expansive gardens and stunning countryside views. Despite its peaceful location, local amenities in Whaplode Drove—including a Post Office, convenience store, and petrol station—are just a short drive away. Families will also appreciate the nearby Elizabeth Community Centre and schools in Shepeau Stow, while a scenic fifteen-minute walk via public footpath leads to the main village. Outside, the extensive gardens offer plenty of room for outdoor living, while an oversized double garage with power, lighting, and an inspection pit is ideal for mechanics or hobbyists. To the rear of the garage, a further plot of land provides exciting potential for development—whether as additional garden space, a vegetable patch, or more.

For commuters, Spalding is approximately ten miles away, Crowland around six miles, and Peterborough—with its mainline railway station—just fifteen miles distant. Wilton Cottage benefits from LPG central heating and uPVC double glazing for year-round comfort.

**Entrance Hall**  
0.95 x 0.78 (3'1" x 2'6")

**Kitchen/Breakfast Room**  
4.87 x 5.74 (15'11" x 18'9")

**Lounge**  
6.85 x 2.15 (22'5" x 7'0")

**Dining Room**  
5.65 x 2.15 (18'6" x 7'0")

**Snug**  
1.83 x 2.10 (6'0" x 6'10")

**Wet Room**  
1.63 x 1.90 (5'4" x 6'2")

**Bedroom Three**  
2.71 x 3.07 (8'10" x 10'0")

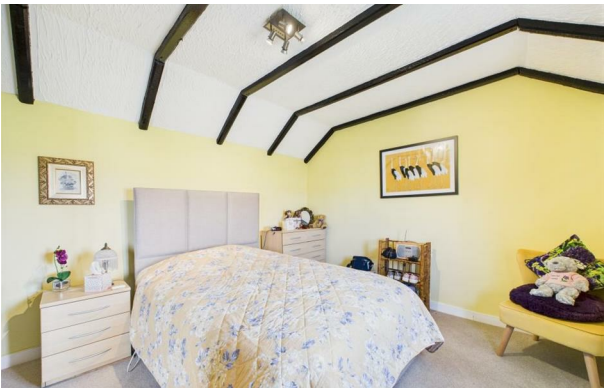
**Landing**  
1.88 x 5.74 (6'2" x 18'9")

**Master Bedroom**  
3.84 x 5.78 (12'7" x 18'11")

**Bathroom**  
2.73 x 2.23 (8'11" x 7'3")

**Bedroom Two**  
3.99 x 3.38 (13'1" x 11'1")

**EPC - E**  
41/78



**Tenure - Freehold**  
**IMPORTANT LEGAL INFORMATION**  
Construction: Standard  
Accessibility / Adaptations: Lateral Living, Wet Room  
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: Double Garage, Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Septic Tank which feeds a bio-digester (Klargester)  
Heating: Lpg  
Internet connection: Fixed Wireless  
Internet Speed: up to 67Mbps  
Mobile Coverage: O2 - Great, Vodafone - Great

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.

