



5 Stockwell Gate West  
Whaplode, Spalding, Lincolnshire, PE12 6WG

Guide Price  
£195,000

## 2 Bedroom Detached Bungalow

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Generous 0.20 acre plot (sts), No Onward Chain
- Detached 2 Double Bedroom Bungalow
- Two Ensuites and a Dressing Room
- Open Plan Kitchen/Dining Area
- Spacious Lounge and Conservatory
- Utility Room and Cloakroom
- Driveway and Garage
- EPC Rating - F, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 5 Stockwell Gate West, Whaplode, Spalding, Lincolnshire, PE12 6WG](#)



## Overview

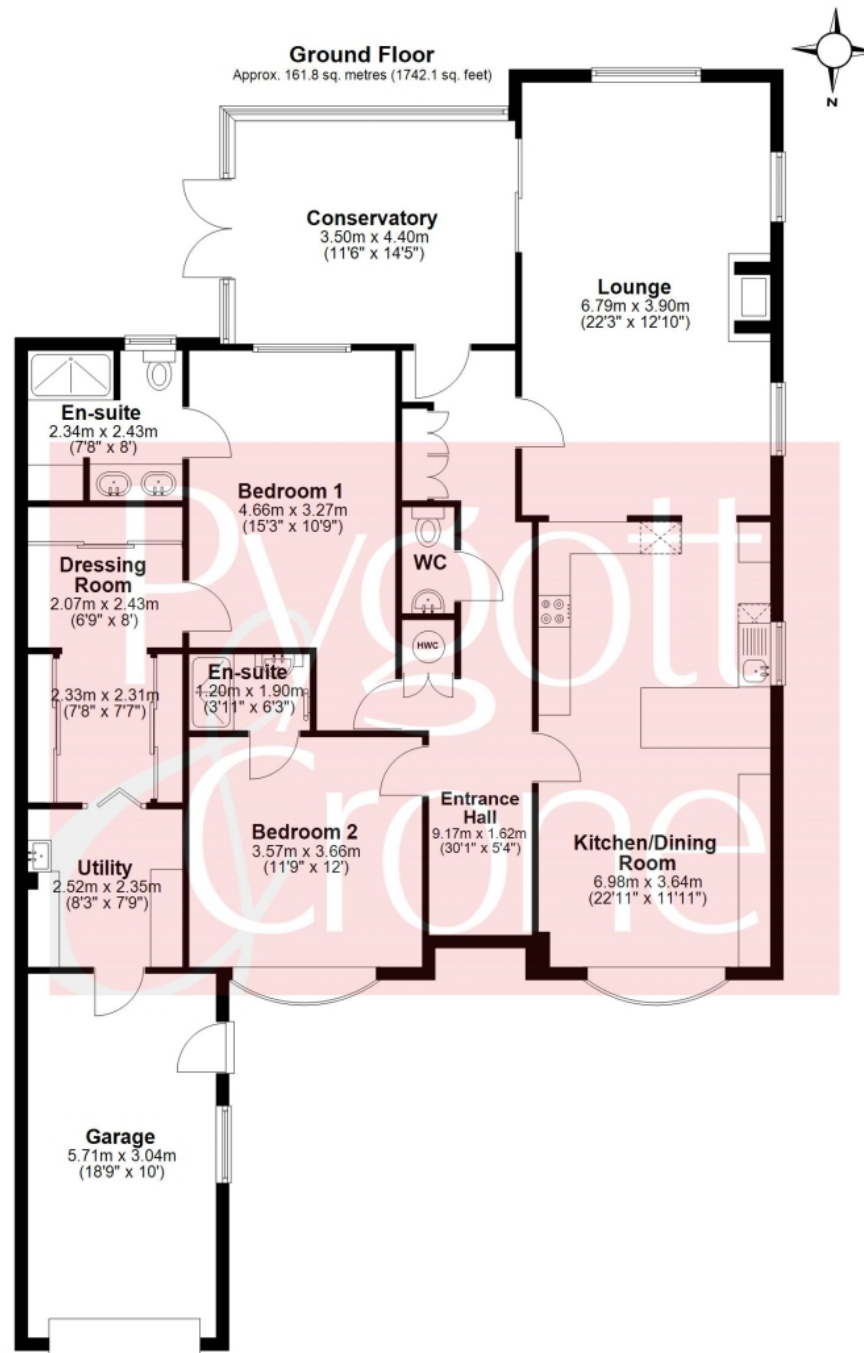
Modern Method Of Auction - T & C's Apply - Occupying a generous plot, situated in the sought-after village of Whaplode, this spacious 2 bedroom detached bungalow offers single-storey living, ideal for those seeking comfort and convenience. Located in a quiet residential area yet within easy reach of local amenities, schools, and transport links to Spalding and Holbeach, this home is ideal for retirees, professionals, or small families looking for peaceful village life.

Being offered with no onward chain, the property features an entrance hallway, generous open-plan kitchen/dining area with a bay window and an arch to the spacious lounge which enjoys views over the garden, there are two double bedrooms, each benefiting from its own en-suite shower room and the main bedroom also offers a dressing room with a range of built in wardrobes, perfect for guests or multi-generational living. There is also a utility room, a cloakroom and a conservatory.

Externally, the bungalow sits on a generous 0.20 acre plot (sts) with a private driveway providing parking and giving access to the garage. There are mature gardens to both the front and rear with a range of plants, trees and shrubs.







Total area: approx. 161.8 sq. metres (1742.1 sq. feet)

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



## BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

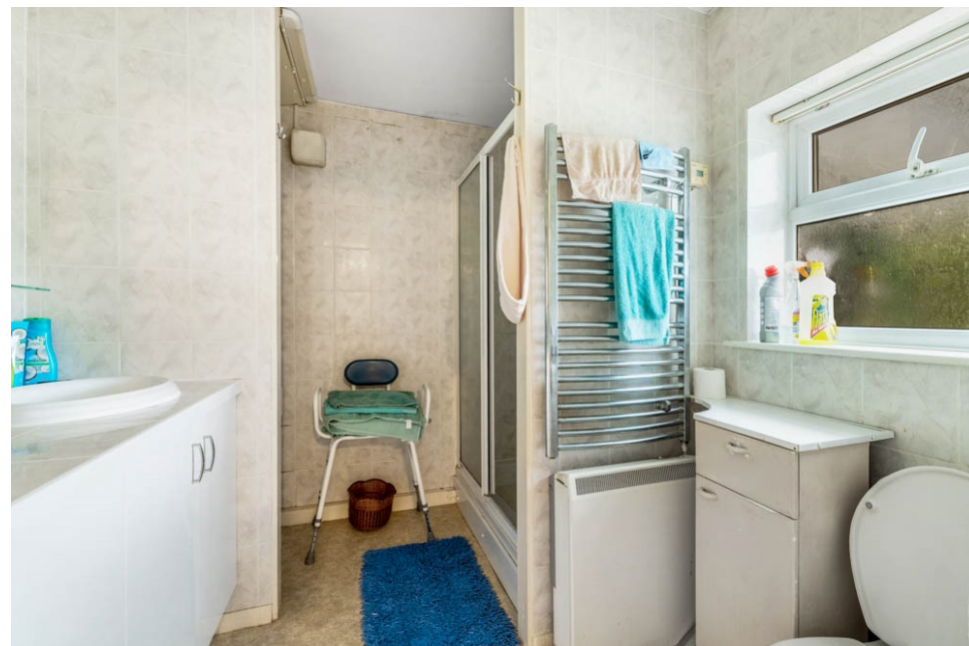
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall 9.17 x 1.62m



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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**Josh Campbell-Foreman**  
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.







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**5 Stockwell Gate West, Whaplode**  
is on the market with our Spalding branch

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