



8 Abbots Gardens

Whaplode, Spalding, Lincolnshire, PE12 6SZ

Guide Price
£185,000

2 Bedroom Detached Bungalow

- Freehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- 2 Bedrooms
- Detached Bungalow
- Lounge & Dining Room
- Off Road Parking
- New Windows 2024
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 8 Abbotts Gardens, Whaplode, Spalding, Lincolnshire, PE12 6SZ](#)



Overview

For Sale By Modern Method of Auction - T & Cs Apply

Located within the popular village of Whaplode, this detached 2 bedroom bungalow is now available. Conveniently situated within a quiet cul de sac and being close to the nearby market town's of Holbeach and Spalding, this property benefits from new windows and a roof, making an ideal home for those wanting single storey living.

This accommodation briefly comprises; Front Entrance Porch, Hallway, Kitchen with arch to the Dining Room/Office, spacious Lounge, Two Double Bedrooms and a Family Shower Room.

Outside to the rear, the enclosed garden offers a range of mature plants and shrubs providing an array of colour, a variety of fruit trees including apple, grapes, cherry and plum, a pond, there is a paved patio seating area, a timber store/workshop and also a green house. To the front of the property there is a further mature garden, a driveway providing off road parking and leads to the former garage/store with newly installed doors.

Agents Note: The vendor has informed us that the property benefits from Solar Panels installed owned and maintained by Ecovision.





Abbotts Gardens, Whaplode, Spalding, PE12

Approximate Area = 845 sq ft / 78.5 sq m

Garage = 69 sq ft / 6.4 sq m

Outbuildings = 182 sq ft / 16.9 sq m

Total = 1096 sq ft / 101.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026
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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 Porch

Location



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



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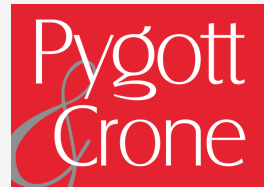
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8 Abbots Gardens, Whaplode
is on the market with our Spalding branch

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