



Pygott
& Crone

2 Cranesgate North
Whaplode St. Catherines, Spalding, Lincolnshire, PE12 6SR

£220,000

3 Bedroom Semi-Detached House

- Freehold
- Situated in the semi-rural village of Whaplode St Catherine, with easy access to Holbeach and Spalding
- Substantially improved throughout, including complete rewire and additional roof insulation
- Welcoming hallway leading to a modern lounge with media wall and integrated feature fireplace
- Spacious family breakfast kitchen, plus downstairs cloakroom and separate bathroom area
- Three generous upstairs bedrooms, with en suite to the main bedroom
- Large enclosed rear garden with decking, barbecue area, and low-maintenance lawn
- Ample off-road parking via gravel driveway, with double gates providing rear access
- Daikin air source heat pump.
- EPC Rating - E, Council Tax Band - A

Click here to access the Energy Performance Certificate for 2 Cranesgate North, Whaplode St. Catherines, Spalding, Lincolnshire, PE12 6SR



Overview

Situated in the semi-rural village of Whaplode St Catherine, this semi-detached family home offers a perfect blend of modern living and countryside charm, while remaining within easy reach of the nearby towns of Holbeach and Spalding.



Internally, the accommodation is well-presented and thoughtfully arranged. A welcoming hallway leads into a stylish lounge, featuring a contemporary media wall and integrated feature fireplace, creating a cosy yet modern living space. The family breakfast kitchen offers ample room for dining and everyday living, along with a conservatory/dining room, complemented by a convenient downstairs cloakroom and separate bathroom area. Upstairs, the property boasts three generous bedrooms, with the main bedroom benefiting from its own en suite, providing a comfortable and private retreat.

Externally, the home continues to impress. The large enclosed rear garden is ideal for families and entertaining alike, featuring a decking area and separate barbecue space. Predominantly laid to lawn, the garden is both easy to maintain and highly versatile. To the front, there is ample off-road parking provided by a gravel driveway, with double gates allowing access through to the rear of the property.

The property has undergone significant upgrades, including a complete rewire and additional roof insulation, ensuring improved efficiency and peace of mind for its next owners. This is an excellent opportunity to acquire a well-improved home in a desirable village location, offering both space and convenience.

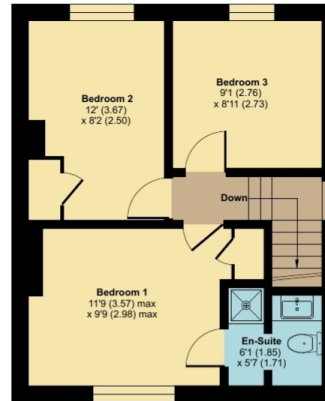




Cranesgate North, Whaplode St. Catherines, Spalding,

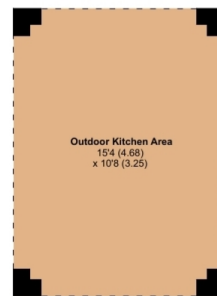
Approximate Area = 958 sq ft / 89 sq m (excludes outdoor kitchen / BBQ pergola)

For identification only - Not to scale

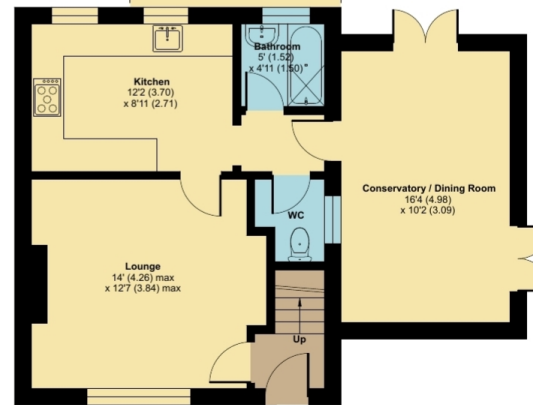


FIRST FLOOR

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OUTBUILDING



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Pygott & Crone. REF: 1439904



Location



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Josh Campbell-Foreman
Mortgage & Protection Adviser

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is on the market with our Spalding branch

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