



22 Stockwell Gate  
Whaplode, Spalding, Lincolnshire, PE12 6UE

£260,000

## 3 Bedroom Semi-Detached House

- Freehold
- Sitting on 0.25 acre plot
- Semi Rural Location
- Double Workshop
- Semi Detached Family Home
- Three Double Bedrooms
- Kitchen & Utility Room
- Lounge & Dining Room
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 22 Stockwell Gate, Whaplode, Spalding, Lincolnshire, PE12 6UE](#)



## Overview

Occupying a generous 0.25 acre plot (sts), this delightful extended three double bedroom semi detached property, benefits from an idyllic semi rural location with far reaching open views. Situated in the popular village of Whaplode, the location is perfect for a serene family life yet convenient with local amenities close by and also within a short distance to the market towns of Spalding and Holbeach offering a wider variety of schools, stores and other amenities.

Its semi rural surroundings offer peace and quiet and also the most wonderful views across neighbouring farmland. Being well presented throughout and benefitting from a large workshop, this property offers a perfect blend of comfort, space and convenience.



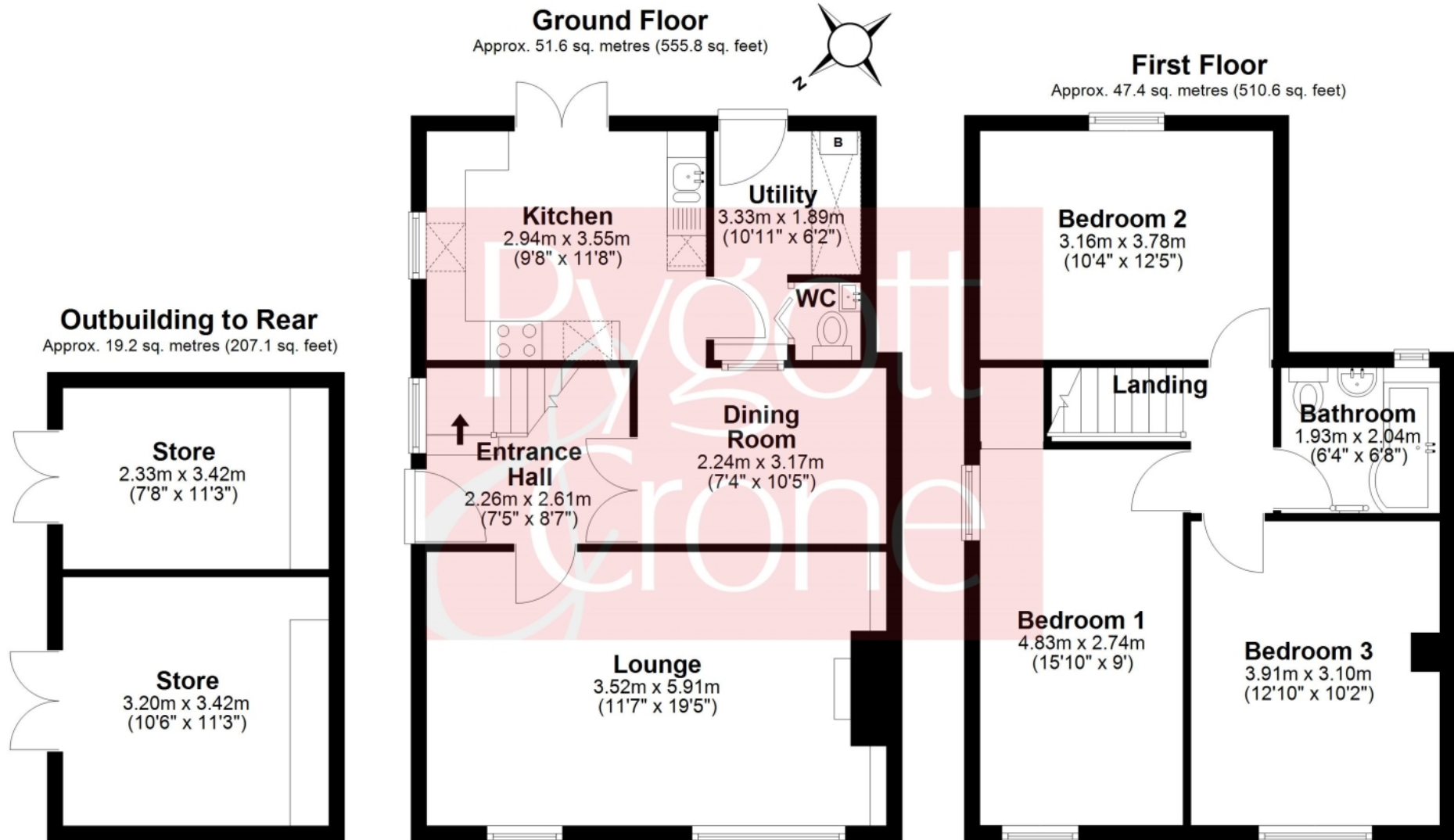
Having been extended by the current owners, the property comprises of Entrance Hallway, Kitchen with some integral appliances and having French doors opening to the rear garden making it perfect for entertaining or alfresco dining, Separate Utility, Downstairs WC for added convenience, Dining room and Family Lounge. Upstairs offers Three Double Bedrooms and a Family Bathroom.

Outside, to the rear the extensive plot is mainly laid to lawn with a variety of plants to border. The garden is enclosed and mainly laid to lawn, it also features a generous paved patio area seating area, gravel area, a further decked seating area, fruit and vegetable garden including rhubarb, plums and raspberries and there is also a Double Workshop with further storage behind. To the front there is another generous lawn and a gravel driveway providing ample parking for several vehicles and having gated access to the rear.

There is access to the rear via a shared driveway which is owned by the council.







Total area: approx. 118.3 sq. metres (1273.5 sq. feet)

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



## Location



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



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**Josh Campbell-Foreman**

Mortgage & Protection Adviser

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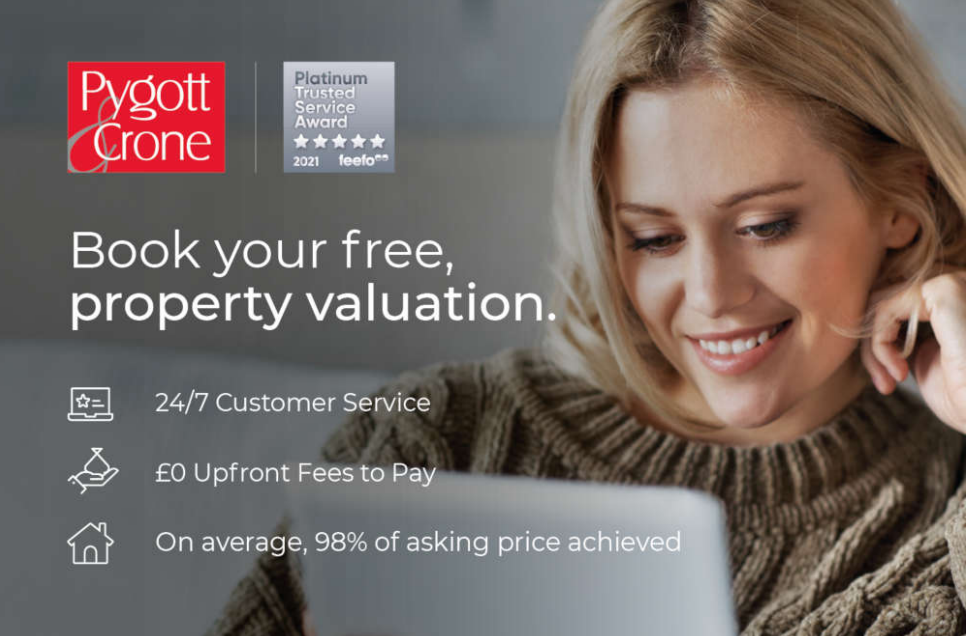
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