



5 Middle Road, Whaplode, PE12 6TW

Offers Over £160,000

- Ample parking to front
- Lovely size rear garden
- Located in a popular village
- Well presented throughout
- Good size kitchen diner
- Neutrally decorated
- Perfect for first time buyer or investor
- No forward chain

A lovely, well-presented two-bedroom semi-detached home situated in the heart of Whaplode village. This charming property has been carefully maintained and offers a wonderful sense of flow throughout.

To the front, there is ample off-road parking, providing both convenience and practicality. Upon entering the home, you are welcomed into a bright and comfortable lounge that seamlessly leads through to a spacious kitchen breakfast room, creating an ideal layout for both everyday living and entertaining. A particularly useful addition is the conservatory to the side, which offers flexible use and could easily serve as a utility area if required. Upstairs, the property comprises two well-proportioned bedrooms, both enjoying good natural light, along with a modern family bathroom. Externally, the rear garden provides a pleasant outdoor space, featuring a patio area and lawn—perfect for relaxing or enjoying warmer days

Entrance Hall

UPVC door to front with glazed side panel. Radiator. Carpeted. Stairs to first floor landing.

Lounge 14'1" x 11'5" (4.3m x 3.5m)



UPVC window to front. Radiator. Feature fireplace. Carpeted.

Kitchen/Diner 14'10" x 11'0" (4.53m x 3.36m)



Two UPVC windows to rear. Door to side. Radiator. Matching wall and base units with work surfaces over. Vinyl flooring. Sink unit with drainer and mixer tap. Tiled splash backs. Built in oven and grill with

hob and extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Under stairs storage cupboard.

Lean to 11'4" x 6'4" (3.46m x 1.95m)



Brick built with poly carbonate roof. Three windows to side. Door to front and rear.

First Floor Landing

Window to side. Loft access. Airing cupboard.

Bedroom 1 12'1" x 11'7" (3.70m x 3.54m)



Two UPVC windows to front. Radiator. Carpeted. Built in storage cupboard.

Bedroom 2 11'0" x 8'5" (3.37m x 2.57m)



UPVC window to rear. Radiator. Carpeted. Built in storage cupboard.

Bathroom 7'8" x 6'1" (2.36m x 1.87m)

UPVC window to rear. Panelled bath with electric shower over. Wash hand basin. Toilet. Radiator. Extractor fan. Vinyl flooring. Partially tiled walls.

Outside

The front of the property has a gravel driveway providing off road parking. Concrete pathway leading to the front door. Side access to the rear garden.

The rear garden is enclosed by timber fencing. Lawn area. Extended patio seating area. Raised brick built borders. Gravel area to the rear with timber shed.

Property Postcode

For location purposes the postcode of this property is: PE12 6TW

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks

are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick built

Electricity supply: Npower

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: Log burner

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: Not known.

Restrictions: Not known.

Public right of way: Not known.

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: Not known.

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: Not known.

Coalfield or mining area: Not known.

Energy Performance rating: TBC

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

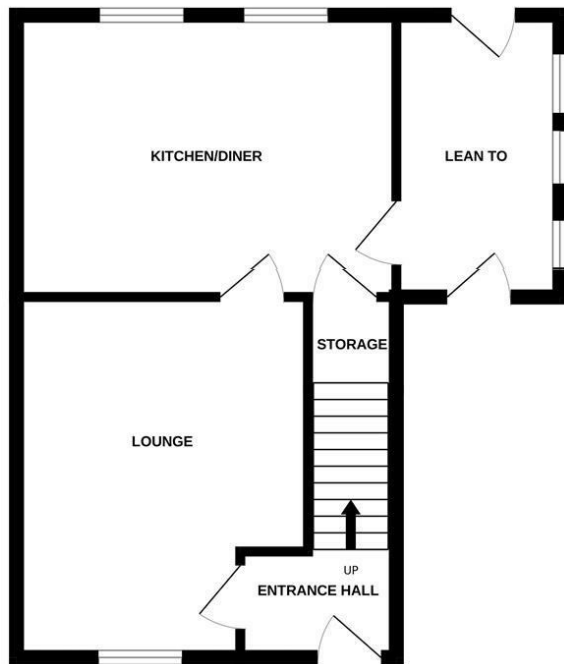
Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract.

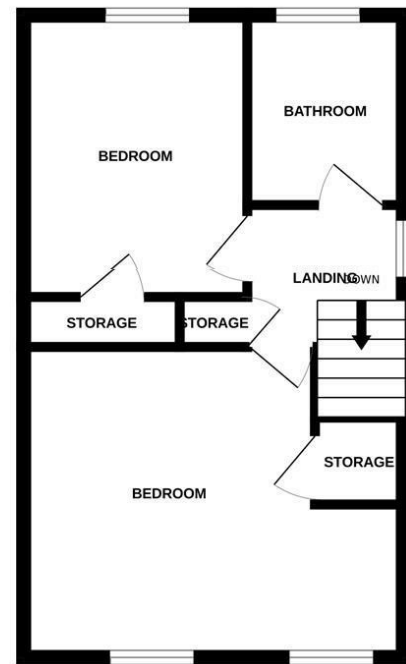
Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan

GROUND FLOOR

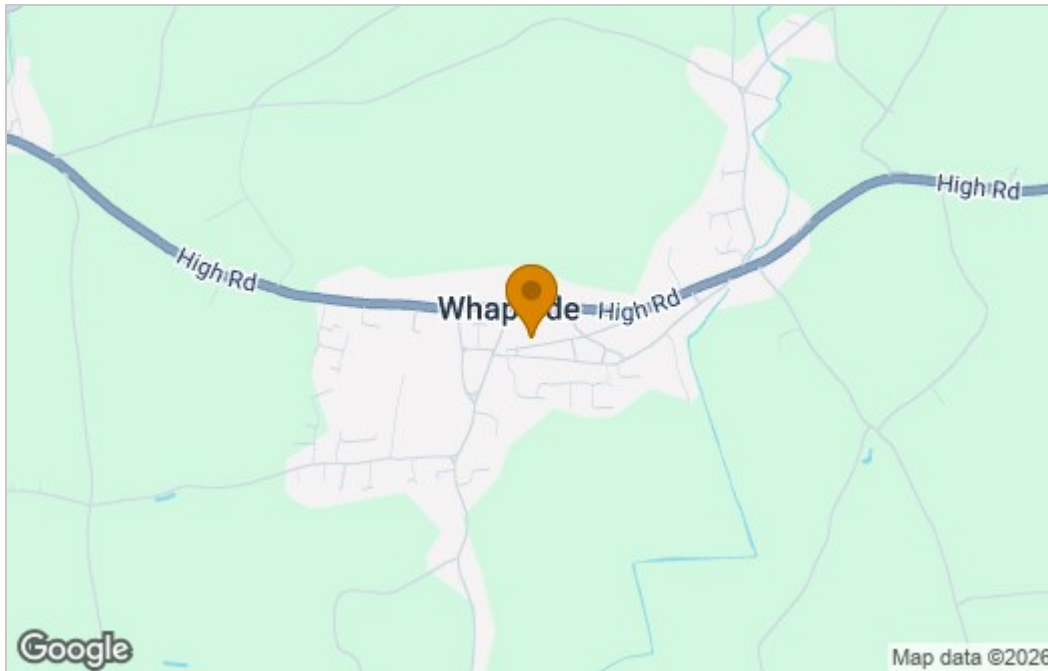


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

