

Back Bank

Whaplode Drove, Spalding, PE12 0TT

£530,000 - Freehold, Tax Band - D

4 2 3 D

Floor Plan



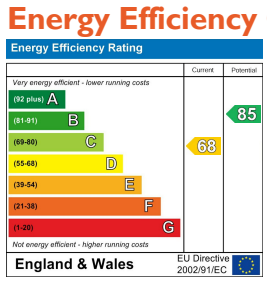
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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City and County are delighted to offer this impressive, individually designed detached family home, built in 2000 and extending to over 2,700 ft² of high-quality living space. The property features a spacious entrance hall with galleried landing, a modern kitchen breakfast room with integrated appliances and utility room, a generous living room with fireplace opening to the dining room, plus a separate family room/home office. Upstairs offers four double bedrooms, including a principal suite with en-suite and walk-in wardrobe, alongside a stylish family bathroom. Outside, a large driveway provides ample parking and leads to a detached double garage. The rear garden is beautifully maintained, enjoying a sunny aspect with open field views, patio area, and mature planting. Early viewing is highly recommended.

City and County are pleased to present for sale this impressive, individually designed detached family home, originally constructed in 2000. Offering over 2,700 ft² of versatile and well appointed living space, the property showcases high-quality, bespoke finishes throughout. The home is accessed via a spacious entrance porch, opening into a striking reception hall featuring a central staircase rising to a galleried landing. The ground floor accommodation includes a contemporary cloakroom, a stunning 24ft kitchen/breakfast room fitted with a range of modern units, integrated appliances, and a central breakfast bar, complemented by a separate utility room. The principal living spaces are equally impressive, with a generous 20ft living room featuring a statement fireplace and double doors leading through to the dining room—ideal for both everyday living and entertaining. In addition, a bay-fronted family room/home office provides further flexible accommodation. To the first floor, the galleried landing leads to four well-proportioned double bedrooms and a luxurious four-piece family bathroom. The principal bedroom benefits from its own stylish en-suite shower room and a spacious walk-in wardrobe, fitted with ample shelving and hanging space.
Externally, the property continues to impress. To the front, an extensive gravel driveway provides off-road parking for six or more vehicles, with additional parking to the side leading to a detached double garage. The rear garden is generously sized, beautifully maintained, and enjoys a sunny aspect with open views across fields and the Lincolnshire skyline. Mature trees, established borders, and well-stocked flower beds create a private and tranquil setting, further enhanced by a greenhouse and patio area.
Early viewing is highly recommended to fully appreciate the space, setting, and quality of accommodation on offer.

Entrance Porch
0.91 x 3.20 (2'11" x 10'5")

Reception Hall
3.49 x 4.35 (11'5" x 14'3")

Family Room/Home Office
3.28 x 4.88 (10'9" x 16'0")

Living Room
5.96 x 4.93 (19'6" x 16'2")

Dining Room
3.30 x 3.61 (10'9" x 11'10")

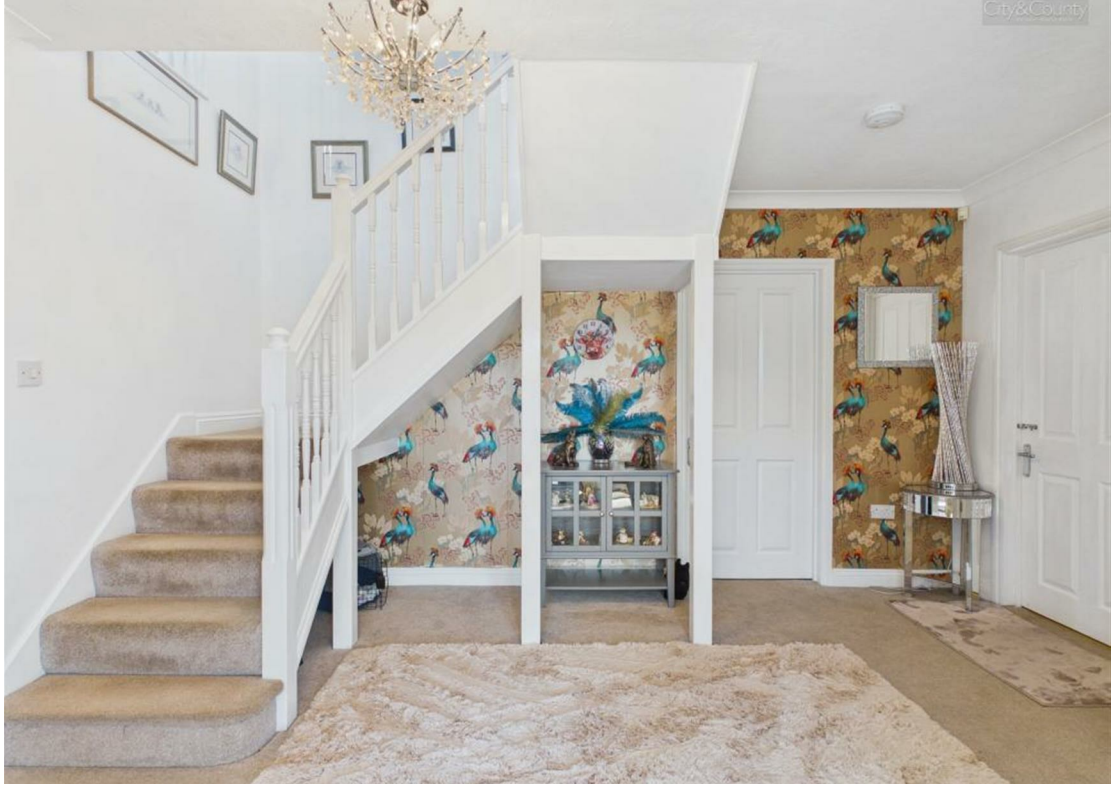
Kitchen Breakfast Room
6.91 x 4.15 (22'8" x 13'7")

Utility Room
3.31 x 2.01 (10'10" x 6'7")

WC
2.06 x 1.61 (6'9" x 5'3")

Landing
1.97 x 4.69 (6'5" x 15'4")

Master Bedroom
4.24 x 4.16 (13'10" x 13'7")



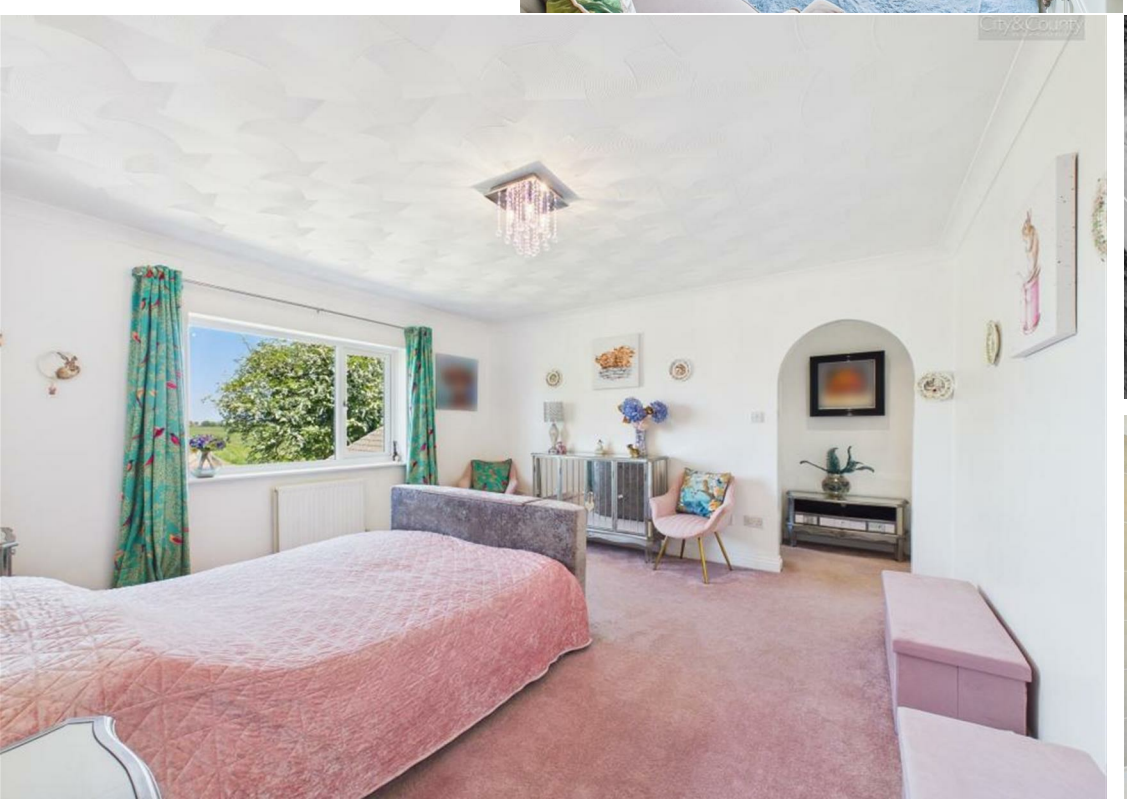


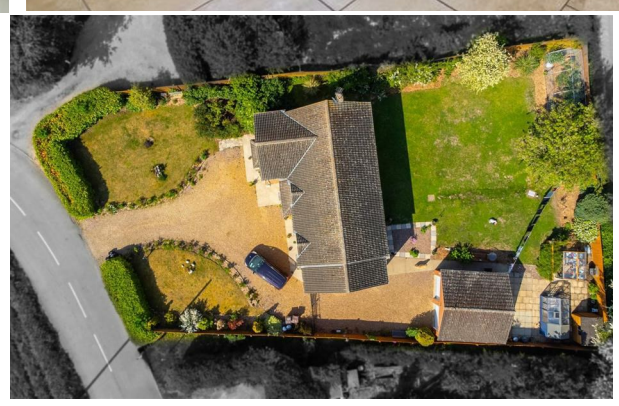


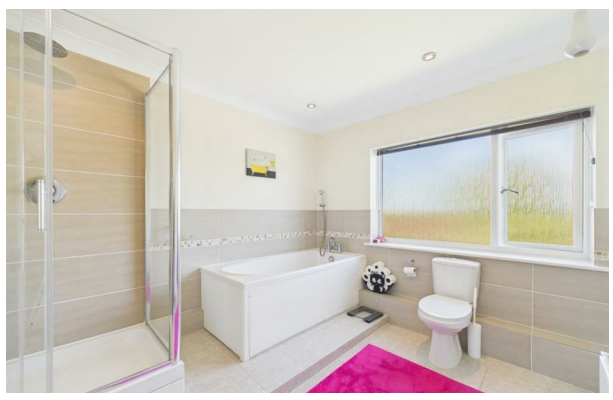


















Hallway
1.08 x 1.14 (3'6" x 3'8")

Walk-In Wardrobe To Master Bedroom
2.62 x 2.14 (8'7" x 7'0")

En-Suite To Master Bedroom
2.30 x 2.12 (7'6" x 6'11")

Bedroom Two
4.64 x 4.91 (15'2" x 16'1")

Bedroom Three
3.83 x 4.95 (12'6" x 16'2")

Bathroom
3.30 x 2.58 (10'9" x 8'5")

Bedroom Four
2.55 x 3.43 (8'4" x 11'3")

EPC - D
68/85

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Wide Doorways
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: Yes
Registered easements: Not Known
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Septic Tank
Heating: Oil
Internet connection: Fixed Wireless
Internet Speed: up to 66Mbps
Mobile Coverage: O2 - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.