



The Maples Stockwell Gate, Whaplode, PE12 6UE

Offers Over £265,000

- This spacious three-bedroom detached home in the popular village of Whaplode.
- Impressive main bedroom with ensuite, created from the former fourth bedroom
- Versatile ground floor layout including lounge, study/dining room, and conservatory
- Well-appointed kitchen plus convenient entrance hall and ground floor WC
- Enclosed rear garden, ideal for families and outdoor entertaining
- Double garage to the rear providing excellent parking and storage space

This spacious three-bedroom detached home in the popular village of Whaplode offers flexible living and excellent family accommodation. Originally designed as a four-bedroom property, it has been thoughtfully reconfigured to create an impressive main bedroom with ensuite, providing a generous and private retreat.

The ground floor comprises a welcoming entrance hall, convenient WC, and a versatile study/dining room, alongside a comfortable lounge, well-appointed kitchen, and a bright conservatory overlooking the garden.

Upstairs, there are three well-proportioned bedrooms, including the large principal bedroom with ensuite, as well as a modern family bathroom.

Externally, the property benefits from an enclosed rear garden, ideal for outdoor enjoyment, and a particularly desirable double garage located to the rear, offering ample parking and storage.

A superb opportunity for those seeking a well-presented home with versatile space in a sought-after village location.

Entrance Hall



Composite glazed door to front. Coving to ceiling. Tiled flooring. Radiator. Stairs to first floor landing. Built in cupboard.

Cloakroom 4'11" x 3'1" (1.52m x 0.94m)

Coving to ceiling. Extractor fan. Radiator. Close coupled toilet with push button flush. Pedestal wash

hand basin with chrome mixer tap and tiled splash back. Tiled flooring.

Lounge 19'1" x 10'9" (5.82m x 3.28m)



PVC double glazed window to front. Coving to ceiling. French doors leading to conservatory. Radiator. Inset cast iron wood burner with marble hearth. Wood flooring.



Kitchen 13'6" x 12'4" (4.14m x 3.78m)



PVC window to side. Coving to skimmed ceiling with recessed spot lights. Opening to conservatory. Built in under stairs storage cupboard. Radiator. Tiled flooring. Fitted with a matching range of base and eye level units with roll edge work surfaces and matching upstands. Tiled splash backs. Sink unit with drainer and mixer tap. 5 ring gas hob with stainless steel extractor hood over. Built in electric oven and grill. Integrated microwave. Space and plumbing for dishwasher. Space and plumbing for washing machine. Full height fridge.



Study 8'9" x 8'7" (2.67m x 2.64m)

PVC double glazed window to front. Coving to ceiling. Radiator. Tiled flooring.

Conservatory 24'0" x 9'4" (7.32m x 2.87m)



Of brick and PVC construction. Polycarbonate roof. French doors opening to garden. Two radiators. Tiled flooring.



First Floor Landing



PVC double glazed window to rear. Coving to ceiling. Loft access. Built in airing cupboard with slatted shelving and hot water cylinder. Doors to bedrooms and bathroom.

Bedroom 1 19'1" x 9'1" (5.82m x 2.79m)



PVC windows to front and rear. Two radiators. Coving to ceiling.



En-suite 6'2" x 4'9" (1.88m x 1.45m)



PVC double glazed window to front. Coving to ceiling. Vinyl flooring. Extractor fan. Shaver point. Chrome heated towel rail. Mirrored vanity cabinet. Fitted quadrant shower cubicle with chrome thermostatic bar shower over. Close coupled toilet with push button flush. Wash hand basin with chrome mixer tap and set in vanity unit with built in storage.

Bedroom 2



PVC doubled window to rear. Coving to ceiling. Radiator.

Bedroom 3 10'9" x 9'3" (3.28m x 2.84m)



PVC double glazed window to front. Coving to ceiling. Radiator.

Bathroom 6'2" x 6'2" (1.88m x 1.88m)



PVC double glazed window to front. Coving to ceiling. Vinyl flooring. Extractor fan. Shaver point. Chrome heated towel radiator. Fitted panelled bath chrome mixer tap and shower attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome taps over.



Outside



The front of the property has a lawn area with pathway leading to the front door. Side and rear gated access to the rear garden. The rear garden is enclosed by brick walling and timber fencing. Laid to lawn. Patio area. Timber shed. Covered area ideal for garden storage. Door leading to garage.



Double Garage 18'2" x 17'8" (5.56m x 5.41m)



Block paved driveway leading to twin up and over vehicular doors to front. Power and light connected. PVC double glazed window to side. Eaves storage with access ladder.

Property Postcode

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

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: D
 Annual charge: Not known
 Property construction: Brick built
 Electricity supply: Not known
 Solar Panels: Not known
 Other electricity sources: Not known
 Water supply: Not known
 Sewerage: Not known
 Heating: Not known
 Heating features: Not known
 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 and Double Garage
 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: D65

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.

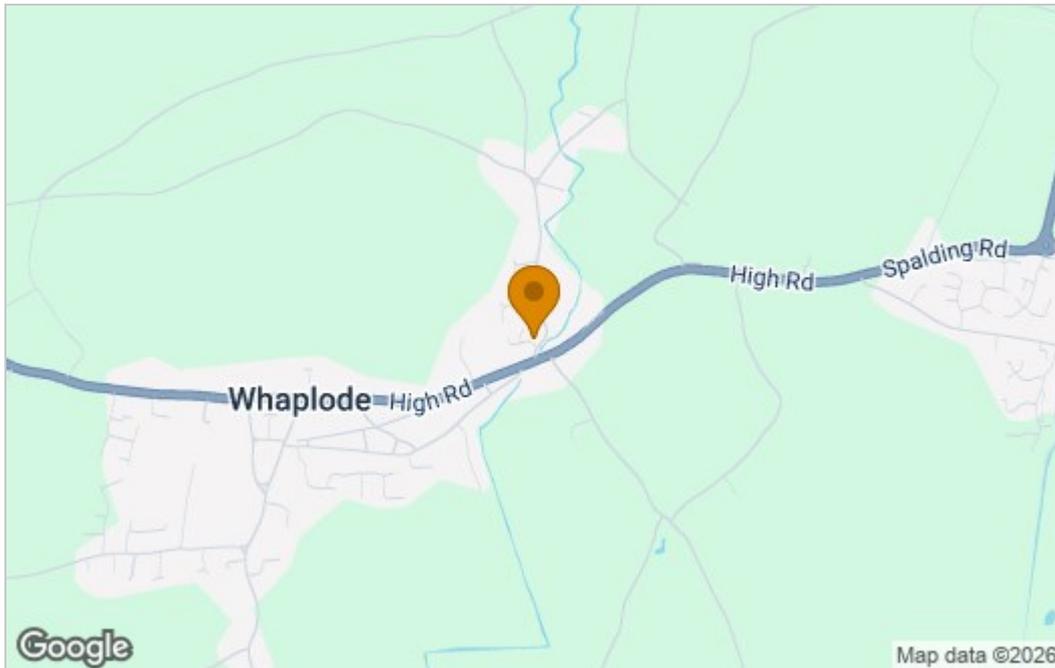
Disclaimer

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan



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 | | 65 | 76 |
| (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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