



5 Gyrwas Grove, Whaplode, PE12 6GQ

£535,000

- Stunning executive estate
- Three double bedrooms, main with en-suite and dressing room
- Open plan living
- Solar panels
- Built by Highgrove Homes circa 2023
- Kitchen with island and built in appliances
- Beautiful countryside views
- Landscaped rear garden
- Air source heat pump and air con
- Sold with no chain

Gyrwas Grove, Whaplode – Executive Bungalow by Highgrove Home

Set within the exclusive Gyrwas Grove development in the heart of Whaplode, this truly stunning executive bungalow has been built by the renowned local developer, Highgrove Homes. Known for their exceptional craftsmanship and attention to detail, Highgrove have once again delivered a home of outstanding quality and finish.

From the moment you arrive, it's clear this property offers something special. The winding driveway sets a graceful tone, leading to a generous parking area in front of the detached double garage. The kerb appeal is undeniable, with beautifully landscaped frontage and intricate brickwork detail that is second to none – a true testament to the build quality and care that has gone into every aspect of the home.

Inside, the bungalow has been tastefully designed with modern living in mind, offering a seamless blend of style, space and practicality. Large windows allow natural light to flood the rooms, while the layout ensures ease of living and a sense of flow throughout the home.

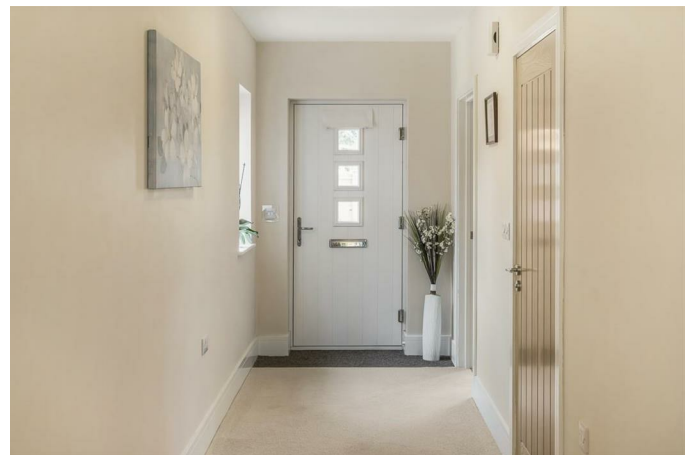
One of the most striking features is the stunning view across open Lincolnshire countryside to the rear of the property. This peaceful rural outlook can be fully appreciated from the beautifully landscaped rear garden – a perfect backdrop for relaxing evenings, entertaining guests, or simply enjoying the changing seasons.

This is a rare opportunity to acquire a high-specification, move-in-ready home in one of the area's most desirable developments. Now being sold with no onward chain, it's ready for its next chapter – and yours.

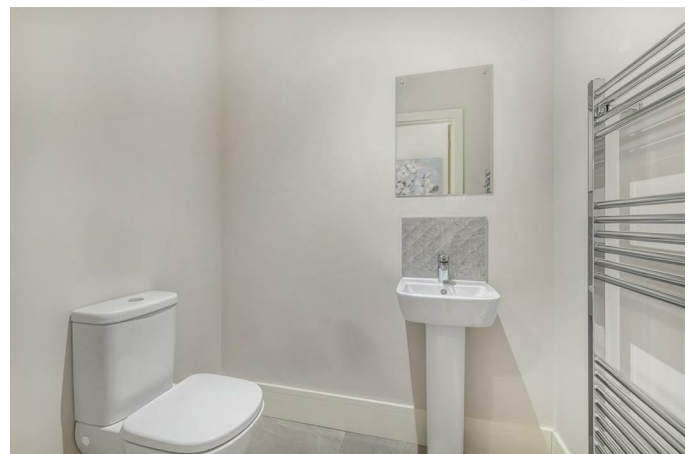
Entrance Hall 23'1" x 5'1" (7.04m x 1.56m)



Composite door to front. UPVC window to side. Carpeted. Under floor heating. Loft access. Airing cupboard.



Cloakroom 5'8" x 4'0" (1.73m x 1.24m)



Heated towel rail. Wash hand basin with tiled splash back. Toilet. Tiled flooring. Under floor heating.

Open Plan Living Area 21'4" x 19'6" (6.52m x 5.95m)



Bi-folding doors to side and rear. Air conditioning unit. Carpeted. Under floor heating.



Kitchen 10'3" x 13'11" (3.14m x 4.25m)



UPVC window to side. Tiled flooring. Under floor heating. Matching base and eye level units with

work surfaces over. Tiled splash backs. Built in Neff fridge/freezer. Electric hob and extractor hood over. Integrated eye level oven and grill. Integrated dishwasher. Composite sink drainer with mixer tap over. Island unit.



Utility Room 5'8" x 9'6" (1.73m x 2.92m)



UPVC door to side. Base units with work tops over. Composite sink drainer with mixer tap over. Tiled splash back. Space and plumbing for washing machine. Space for tumble dryer.

Bedroom 1 15'3" x 12'0" (4.66m x 3.66m)



UPVC window to front. Carpeted. Under floor heating. Ceiling fan. Air conditioning unit.



Dressing Room 10'2" x 7'1" (3.10m x 2.16m)



UPVC window to rear. Carpeted. Under floor heating. Fitted sliding door wardrobes.

En-suite 10'1" x 4'7" (3.08m x 1.40m)



UPVC window to rear. Tiled flooring. Under floor heating. Large shower cubicle with rainwater head and separate shower extension over. Wash hand basin set in vanity unit. Partially tiled walls. Toilet. Shaver point. Extractor fan. Heated towel rail.



Bedroom 2 12'7" x 14'0" (3.84m x 4.27m)



UPVC window to front. Carpeted. Under floor heating. Ceiling fan.



Bedroom 3 10'9" x 11'1" (3.29m x 3.39m)



UPVC window to rear. Carpeted. Under floor heating.

Bathroom 10'1" x 7'9" (3.08m x 2.37m)



UPVC window to rear. Tiled flooring. Under floor heating. Bath with mixer tap over and separate shower extension. Shower cubicle with rainwater head and separate shower extension over. Wash hand basin set in vanity unit. Partially tiled walls. Toilet. Shaver point. Extractor fan. Heated towel rail.

Outside



Front: Enclosed private gravel driveway leading to the double garage. Paved pathway leading to front door and round to the rear garden. Side gated access to the rear.

Rear: Enclosed by timber fencing and mesh fencing. Gravel area. Lawn area. Extended patio. Air source heat pump.



Double Garage 19'8" x 19'9" (6.00m x 6.04m)

Electric roller vehicular door to front. Power and light connected. Pedestrian door to side. External lighting.



Location

About the Village – Whaplode

Whaplode is a well-regarded and thriving village in South Lincolnshire, offering a wonderful balance of rural living with convenient access to everyday amenities. With a strong community feel and a surprising variety of local services, it's a village that truly caters to modern life while retaining its countryside charm.

The village features two fuelling stations, one of which includes a Co-op store – perfect for picking up groceries or essentials. There's also a Post Office, a local church, a primary school, a

hairdresser, and a car sales garage. Food lovers are well served with both a Chinese and an Indian takeaway, while the village hall regularly hosts community events and activities, helping to bring neighbours together.

Whaplode is surrounded by the open Lincolnshire countryside, offering a network of scenic walking routes ideal for exploring on foot or by bike. Whether you're looking for a quiet morning stroll or a longer countryside walk, the area offers plenty of opportunity to enjoy the outdoors.

The property itself sits just off Cobgate, placing it within easy reach of the neighbouring village of Moulton. A short drive or a pleasant walk will take you to the heart of Moulton, where you'll find a welcoming pub and additional local amenities, making day-to-day life even more convenient.

Ideally situated between the market towns of Spalding and Holbeach, Whaplode provides excellent access to wider shopping, dining, and leisure facilities. It's also perfectly placed for reaching the Norfolk coastline, making it an ideal spot for those who enjoy coastal day trips or weekend getaways.

With its strong sense of community, access to nature, and excellent location, Whaplode is a village that offers the best of both worlds – peaceful countryside living with all the essentials close at hand.

Property Postcode

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: D

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus

Solar Panels: Yes, 15 panels owned by the property. 6.0Kw with 5Kw inverter. No charges.

Export 15p per Kw.
Other electricity sources: Electric heating/Air conditioning.
Water supply: Anglian Water
Sewerage: Mains
Heating: Air source heat pump
Heating features: No
Broadband: As stated by Ofcom, Standard and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Limited over 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: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - very low. Rivers and the sea - very low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: B89

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

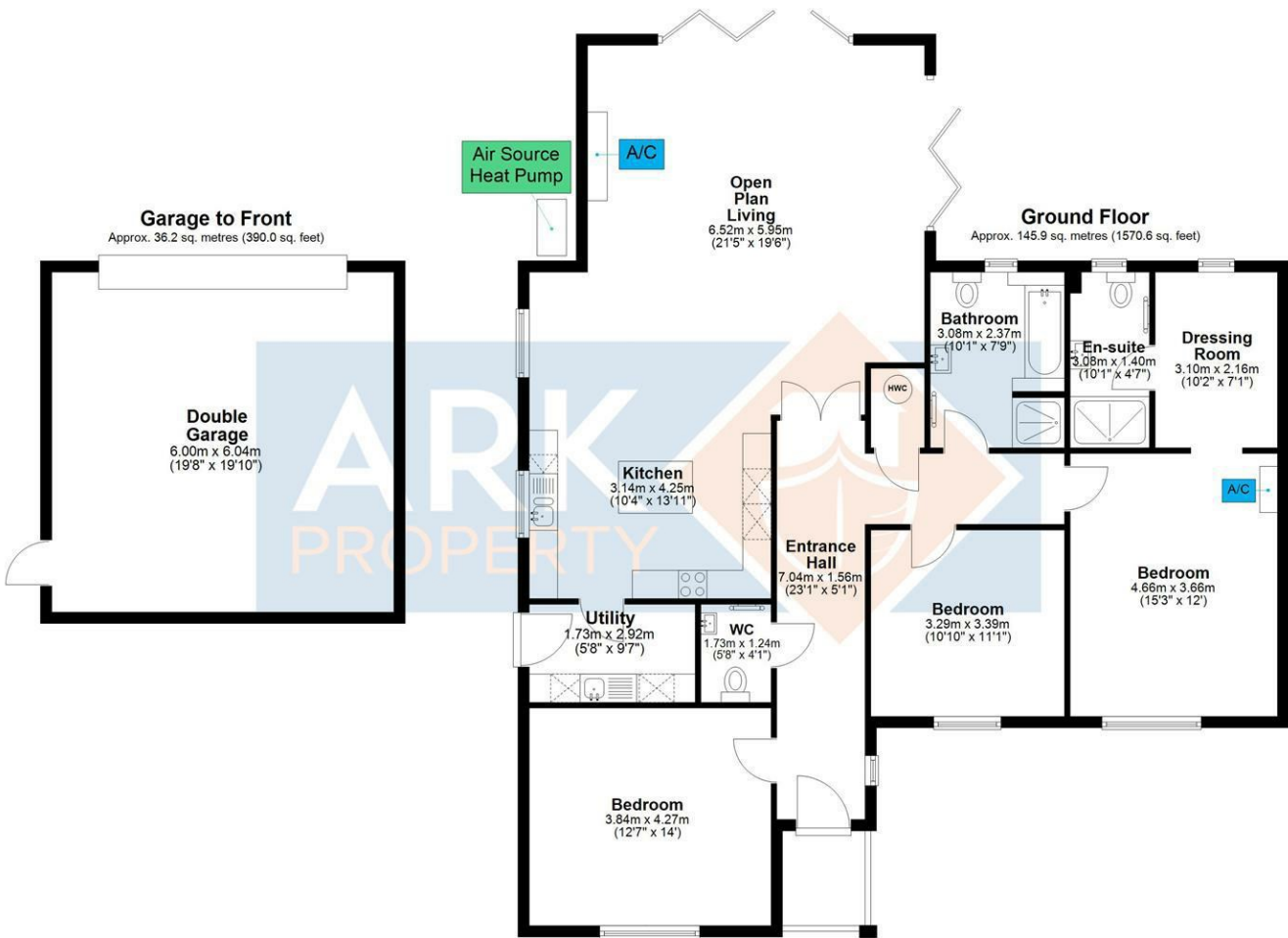
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

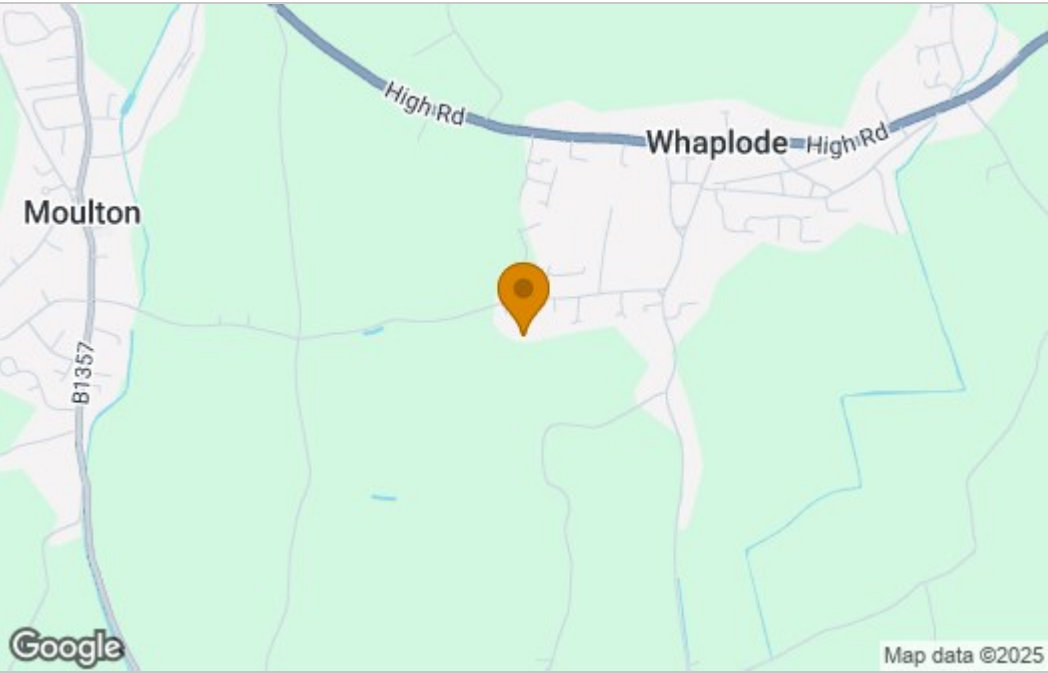
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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



Total area: approx. 182.1 sq. metres (1960.6 sq. feet)

Area Map



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Energy Efficiency Graph

