



The Willows Chapel Gate, Whaplode Drove Spalding PE12 0TR

welcome to

The Willows Chapel Gate, Whaplode Drove Spalding

AUCTION DATE: THURSDAY 10TH SEPTEMBER 2026

BIDDER REGISTRATION: BY 2pm WEDNESDAY 9TH SEPTEMBER 2026

WHERE TO BID: Please ensure you are registered to bid on the Barnard Marcus Auctions website.



Entrance Hall

Having stairs to the first floor. Laminate flooring.

Rear Entrance Hall

4' 1" x 30' (1.24m x 9.14m)

Comprising of tiled flooring. Built-in storage cupboard.

W/C

6' 1" x 6' 7" (1.85m x 2.01m)

Having a W/C. Pedestal sink. Shower cubicle with dual head electric shower. Heated towel rail. Tiled flooring.

Lounge

23' 5" x 14' 6" (7.14m x 4.42m)

Comprising of cast iron fireplace. Laminate flooring. Door leading to the storage cupboard.

Entertainment Area

24' 5" x 22' 2" (7.44m x 6.76m)

Having a brick fireplace with a log burner. Decked flooring. French doors leading to the garden. Fitted hot tub.

Kitchen

23' 6" x 9' 6" (7.16m x 2.90m)

Having wall and base units. One and a half bowl stainless steel sink. Free standing oil boiler. Tiled flooring. Integrated electric oven, Grill, four ring induction hob, Stainless steel extractor. Space for a dishwasher and fridge freezer.

Utility Room

8' 5" x 6' 7" (2.57m x 2.01m)

Comprising of wall and base units. Single bowl stainless steel sink. Space for a washing machine and tumble dryer. Tiled flooring.

Bedroom One

10' 6" x 18' 3" (3.20m x 5.56m)

Having laminate flooring.

Bedroom Two

9' 4" x 14' 6" (2.84m x 4.42m)

Having laminate flooring.

Bedroom Three

9' 9" x 13' 5" (2.97m x 4.09m)

Being used as a craft room. Laminate flooring.

Bathroom

10' 5" x 8' 5" (3.17m x 2.57m)

Comprising of a W/C. Sink. Bath. Shower cubicle with thermostatic shower. Extractor. Heated towel rail. Tiled flooring. Built-in airing cupboard housing the hot water tank. Built-in cupboard.

Annexe

;

Kitchen

14' 5" x 16' 1" (4.39m x 4.90m)

Having wall and base units. One and a half bowl stainless steel sink. Integrated electric oven, grill, four ring induction hob, stainless steel extractor and dishwasher. Space for a fridge freezer and washing machine. Tiled flooring. Three seater breakfast bar. Wall mounted gas boiler.

Bedroom One

14' 4" x 8' 9" (4.37m x 2.67m)

Comprising of laminate flooring. Could be used as a lounge area

Bedroom Two

10' 4" x 8' 11" (3.15m x 2.72m)

Having laminate flooring.

Bathroom

10' 5" x 7' 8" (3.17m x 2.34m)

Having a W/C. Pedestal sink. Bath. Shower cubicle with electric shower. Extractor. Heated towel rail. Tiled flooring.

Exterior

Front: Having a metal gate leading to ample off road parking. Front lawn with mature trees.

Rear: Enclosed by hedging and trees. Large lawn to

the side and rear. Timber summer house. Fruit trees. Additional gravel parking via the gate.

Double Garage

Being timber constructed. Two sets of timber double doors. Adjoining open fronted store.

Agents Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Agents Note

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS THURSDAY 10TH SEPTEMBER 2026 AT 9.30AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.

CONDITIONS OF SALE

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Agents Note

Health & Safety Advice for Property Viewers. Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk.



view this property online williamhbrown.co.uk/Property/SDG113516



welcome to

The Willows Chapel Gate, Whaplode Drove Spalding

- SOLD THROUGH TRADITIONAL AUCTION
- THREE BEDROOM DETACHED HOUSE WITH ONE/TWO BEDROOM DETACHED ANNEXE
- RURAL LOCATION WITH NO IMMEDIATE NEIGHBOURS
- PLOT SIZE OF APPROXIMATELY ONE ACRE (STS)
- AMPLE OFF ROAD PARKING & DETACHED TIMBER DOUBLE GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£270,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113516



Property Ref:
SDG113516 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk