



BRADLEY JAMES

ESTATE AGENTS



62 Wygate Road, Spalding, Lincolnshire, PE11 1NT

Asking price £299,950

- DOUBLED IN SIZE
- FOUR BEDROOM AND EN-SUITE TO BEDROOM ONE
- SOLAR PANELS
- GOOD SIZED REAR GARDEN
- WALKING DISTANCE TO LOCAL SHOP AND BUS STOP
- OVER 1900 SQ FT
- THREE RECEPTION ROOMS
- OVERSIZED SINGLE GARAGE
- LOG BURNER
- CONSERVATORY AND DINING ROOM



# 62 Wygate Road, Spalding PE11 1NT

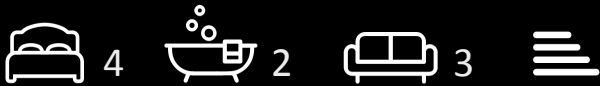
Bradley James Estate Agents are pleased to offer for sale this deceptively spacious, 1,901 sq ft four bed, three reception room, detached bungalow which is nestled on Wygate Road in the charming town of Spalding, this remarkable detached bungalow offers a perfect blend of space, comfort, and convenience. Spanning an impressive 1,901 square feet, this deceptively spacious home has doubled in size. It has been thoughtfully extended to provide ample living areas, making it ideal for families or those who enjoy entertaining.

The property boasts four well-proportioned bedrooms, including a bedroom one complete with an ensuite shower room for added privacy. The modern, refitted kitchen is a delight for any culinary enthusiast, while the inviting lounge features a cosy log burner, perfect for those chilly evenings. Additionally, the separate dining room is located too the front of the bungalow and a bright conservatory at the rear create an ideal setting for family gatherings or quiet relaxation.

Set on a generous plot, the bungalow offers off-road parking for up to four vehicles at the front, with secure parking available at the rear leading to an oversized garage. This feature is particularly advantageous for those with multiple vehicles or hobbies requiring extra storage space.

Conveniently located, the property is within walking distance to local shops and a bus stop, ensuring easy access to the wider area. The town centre, with its array of amenities, is just a 15-minute stroll or a quick five-minute drive away, making this home perfectly situated for both convenience and leisure.

In summary, this exceptional bungalow on Wygate Road presents a unique opportunity to acquire a spacious home. With its modern features, ample parking, and proximity to local amenities, it is sure to appeal to a variety of buyers. Do not miss the chance to make this wonderful property your own.



Council Tax Band: C



### Entrance Hall

Double glazed window to the front, airing cupboard housing the hot water tank with shelving, radiator and access to loft space.

### Kitchen

16'4" x 8'0"

Double glazed windows to the front and side, base and eye level units with worksurface over, sink and drainer with mixer taps over, tiled splashbacks, ceramic tiled floor, built-in oven, hob and extractor over, plumbing for dishwasher, double glazed door and side lights.

### Utility Room

Double glazed window to the side, worksurface over, ceramic tiled floor, sliding door to a walk in pantry with worktops, plumbing for washing machine and a double glazed window to the side entrance.

### Side Entrance

UPVC double glazed door and side panels to the side, which leads to a court yard and parking to the front of the garage, radiator, ceramic tiled floor, access door to garage, UPVC double glazed window to the side and storage cupboard.

### Lounge

16'0" x 15'5"

UPVC double glazed window to the side, brick built fireplace and hearth, radiator and UPVC tilt turn patio doors which lead into the conservatory.

### Dining Room

16'0" x 11'10"

UPVC double glazed window to the front and radiator.

### Conservatory

10'0" x 9'4"

UPVC double glazed construction with brick base.

### Bedroom 1

13'5" x 11'8"

UPVC double glazed window to the side, built-in wardrobes with doors leading to the entrance hall.

### Bedroom 1 En-Suite Shower Room

UPVC double glazed window to the side, WC, wash hand basin, double tiled shower tray with Mira shower, worktop space, tiled splashback, tiled floor and radiator.

### Bedroom 2

13'6" x 10'2"

Double glazed window to the side, radiator, vanity wash hand basin with cupboard underneath and built-in wardrobe with hanging rail.

### Bedroom 3

12'0" x 10'2"

Double glazed window to the side, vanity wash hand basin and radiator.

### Bedroom 4

10'0" x 6'9"

Double glazed window to the side, television point and radiator.

### Bathroom

Double glazed window to the side, three piece suite, WC, wash hand basin, panelled bath with mixer shower over, half tiled walls and ceramic tiled floor.

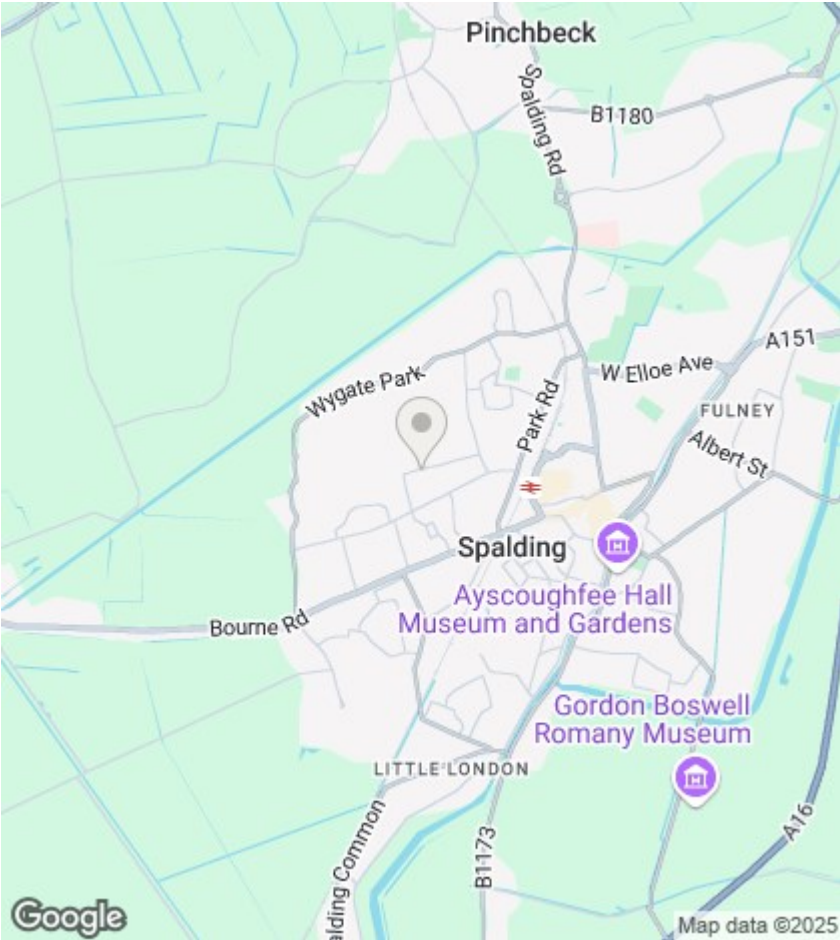
### Outside

The front of the property is block paved to provide ample off road parking. The rear garden is enclosed by hedge and conifers and laid to lawn with flower and shrub borders and a paved patio area.

### Oversized Single Garage

23'4 x 11'5

Rear door, lighting and power connected, gas boiler providing domestic hot water and radiator heating.



Directions

Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

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

