



**Wygate Road, Spalding PE11 1NY**



**welcome to**

**Wygate Road, Spalding**

THREE BED DETACHED HOUSE LOCATED WITHIN THE HEART OF SPALDING!



**Cloakroom**

Radiator, wash hand basin and W/C.

Double glazed window

**Lounge**

14' 10" x 16' 3" ( 4.52m x 4.95m )

Laminate flooring, plantation shutters, staircase with understair cupboard leads to the first floor accommodation

Double glazed bay window

**Kitchen**

12' 11" x 8' 4" ( 3.94m x 2.54m )

Fitted kitchen comprising of wall and base units with worksurfaces over, stainless steel sink, tiled splashback, electric oven with gas hob, lino flooring.

Double glazed window

**Landing**

Airing cupboard, loft hatch

**Bedroom One**

9' 9" x 11' 2" ( 2.97m x 3.40m )

Carpeted flooring, plantation shutters

Double glazed window

**Bedroom Two**

9' 9" x 9' 1" ( 2.97m x 2.77m )

Carpeted flooring, radiator

Double glazed window

**Bedroom Three**

6' 1" x 7' 1" ( 1.85m x 2.16m )

Radiator, carpeted flooring, plantation shutters.

Double glazed window

**Bathroom**

Three piece suite comprising of a bath, wash hand basin and WC. Partially tiled, radiator

Double glazed window

**Garden Room / Office**

7' 7" x 19' ( 2.31m x 5.79m )

Laminate flooring, power and lighting, Internet point.

Double glazed sliding doors

**Exterior**

Off-road parking for three vehicles

Rear Garden:

Enclosed laid to lawn garden with grandstanding containing an outbuilding which could be used as a office - ideal for those working from home, space to the rear of the property leading to shared land and storage.

**Single Garage**

Electric roller door, power and lighting, wired car charging point.



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welcome to

## Wygate Road, Spalding

- THREE BEDROOM SEMI-DETACHED HOUSE
- WELL-PRESENTED THROUGHOUT
- SEPARATE OFFICE SPACE
- ENCLOSED REAR GARDEN
- OFF-ROAD PARKING

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£225,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SDG112242 - 0004

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