



Wygate Road, Spalding PE11 1NY

welcome to

Wygate Road, Spalding

THREE BEDROOM DETACHED HOUSE LOCATED WITHIN THE HEART OF SPALDING! With spacious accommodation ideal for a growing family. Having the added bonus of a outside garden room currently being used as an office. Call The Team Today To View.



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.



view this property online williamhbrown.co.uk/Property/SDG112242



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

offers in excess of

£220,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG112242



Property Ref:
SDG112242 - 0007

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