



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 understairs 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

£215,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112242 - 0012

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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