



## WOOLRAM WYGATE, SPALDING, PE11 1PE

**£459,000 FREEHOLD**

A generous detached family home, cleverly extended and well located along the established Woolram Wygate. Sizable gardens wrap around the property with ample parking and double garage, reconfigured ground floor and versatile first floor, a fantastic homestead.

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A fantastic spot along the ever-popular Woolram Wygate, with a large frontage and ample parking for around six vehicles you cross the extensive drive, under the canopy storm porch with modern composite entrance door opening through to:

#### **ENTRANCE HALL**

A warm and welcoming reception greet you with stairs to the first-floor accommodation, radiator, power points and wood effect flooring.

#### **SITTING ROOM**

**24'11 x 11'10** a striking reception room, both generous and inviting with UPVC bow window to the front aspect and UPVC French doors opening through to the garden room, radiator, feature fireplace with gas fire inset, power points and TV point.

#### **GARDEN ROOM**

**12' x 11'3** a lovely light space overlooking the rear gardens, finished with wood effect flooring and UPVC French doors to the side.

#### **KITCHEN DINING**

**17'5 x 10' (min) 20'10 (max)** L shape cleverly reconfigured and a great space to entertain friends and family with UPVC bow window to the front aspect and further UPVC window to the rear, with ample space for dining or even a snug area, the kitchen comprises a range of base and eye level storage units incorporating roll edge work surface with sink inset and mixer tap over, integrated double oven and induction hob with stainless steel extractor fan over, plumbing and space for dishwasher and space for wine fridge, walk in pantry with shelving, tiled flooring to the kitchen area opening through to the dining space finished with wood effect flooring, radiator and power points.

#### **REAR LOBBY**

**10'1 x 5'9 (max)** with part glazed UPVC door to the rear and further UPVC window to the rear

aspect, radiator, finished with tiled flooring.

#### **UTILITY**

**12'1 x 5'10** a handy workspace with UPVC window to the side aspect, comprising base and eye level storage units incorporating roll edge work surface with stainless steel sink inset, plumbing and space for washing machine, plumbing and space for American fridge freezer, power points and tiled flooring.

#### **CLOAKROOM**

With frosted UPVC window to the side aspect, comprising a two-piece suite, low level WC and wash hand basin,  $\frac{1}{2}$  tiled walls and tiled flooring

#### **LANDING**

A lovely light landing with UPVC window to the front aspect

#### **BEDROOM**

**11'1 x 11'11** a good double bedroom with UPVC window to the rear aspect, radiator and power points.

#### **BEDROOM**

**13'6 x 11'11** another double bedroom with UPVC window to the front aspect, radiator and power points.

#### **BEDROOM**

**10'5 x 10'4** another double bedroom with UPVC window to the front aspect, radiator and power points.

#### **BATHROOM**

With frosted UPVC window to the rear aspect, comprising a three-piece suite, low level WC, wash hand basin set in vanity unit and curved panel bath with shower over, fully tiled walls and wood effect flooring.

#### **HOME OFFICE/NURSERY**

**10'3 x 10'5** a versatile room leading through to

the principal bedroom, an ideal home office or occasional bedroom with UPVC window to the rear aspect, recessed airing cupboard, radiator, power point and wood effect flooring, with archway through to:

#### **PRINCIPAL BEDROOM**

**15'9 x 16'4** a beautiful principal bedroom with UPVC window to the front aspect, radiator, power points and WALK IN WARDROBE **8'1 x 8'7** with bespoke hanging rails and shelving.

#### **EN SUITE**

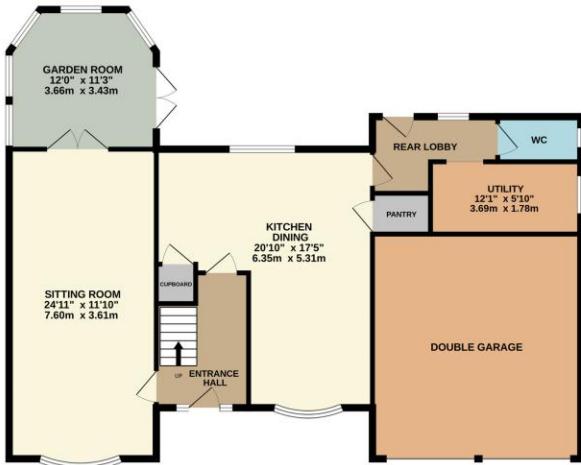
**8'1 x 8'10** with frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and walk in double shower with glass screen and shower over, radiator and heated towel rail, tiled splash backs, tiled flooring, ceiling spotlights.

#### **OUTSIDE**

A great spot along the established part of Woolram Wygate, set on a fantastic plot the wide frontage is open and laid to lawn with mature trees an extended block paved driveway offers parking for around six vehicles leading to DOUBLE GARAGE with twin up and over doors, power and light connected. Gated access leads to the rear gardens which are a good size and enclosed by panel fencing, offering a good degree of privacy the mature gardens are mainly laid to lawn with well stocked mature borders with patio seating, to the side there is ample space for a timber shed.



GROUND FLOOR  
1250 sq.ft. (116.2 sq.m.) approx.



1ST FLOOR  
1070 sq.ft. (99.4 sq.m.) approx.

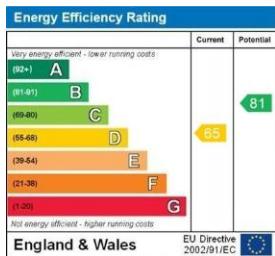


TOTAL FLOOR AREA : 2321 sq.ft. (215.6 sq.m.) approx.

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