



94 Woolram Wygate, Spalding, PE11 1PE

Offers Over £254,800

This three-bedroom detached Allison style house with off-road parking, an integral single garage, and an enclosed rear garden is a ideal family home. Situated on the popular Woolram Wygate estate, positioned close by to all local amenities. With its spacious living areas, the property comprises of entrance hallway, bay front living room and dining room, kitchen with pantry, rear entrance hall, leading off to the utility room and cloakroom. The first floor offers three good sized bedrooms and bathroom. Approved planning permission for a rear/side extension. Call today to get your viewing booked in!

Entrance Hallway



Entrance door to front aspect. Stairs to first floor landing. Carpeted. Radiator.

Living Room 12'2" x 14'6" (3.73 x 4.44)



Upvc bay window to front aspect. Wood effect laminate flooring. Radiator. Flame effect gas fire with hearth.

Dining Room 12'2" x 9'9" (3.73 x 2.98)



Upvc window to rear aspect. Wood effect laminate flooring. Radiator.

Kitchen 12'5" x 8'7" (3.79 x 2.63)



Upvc window to rear aspect. Base and wall units with work surface over. Sink with drainer and mixer tap over. Part tiled splashback wall. Walk in pantry. Understairs storage cupboard. Space for freestanding oven with extractor hood over.

Rear Entrance Hall 8'1" x 3'8" (2.47 x 1.12)

Door to side aspect. Radiator. Tiled flooring.

Utility Room 7'5" x 5'4" (2.28 x 1.64)



Work surface with space underneath for washing machine and tumble dryer.

Cloakroom



Upvc window to side aspect. Toilet. Wash hand basin. Tiled flooring. Part tiled splashback wall.

First Floor Landing

Upvc window to side elevation. Carpeted.

Bedroom One 14'7" x 10'11" (4.47 x 3.33)



Upvc window to front elevation. Carpeted. Radiator.

Bedroom Two 12'2" x 11'2" (3.73 x 3.42)



Upvc window to rear elevation. Carpeted. Radiator. Fitted wardrobes. Airing cupboard.

Bedroom Three 8'11" x 7'6" (2.73 x 2.29)

Upvc window to front elevation. Laminate flooring. Radiator.

Bathroom 7'1" x 7'6" (2.16 x 2.30)



Upvc window to rear elevation. Tiled flooring. Wash hand basin. Toilet. Radiator. Panelled bath with electric shower over.

Integral Single Garage

Up and over door. Power and lighting.

Exterior



Well maintained and generous sized south facing rear garden. Mainly being laid to lawn with a variety of plants and bushes to the sides. Gravelled areas ideal for seating.

Approved Planning Permission

Planning has been approved for a proposed single storey rear/side extension and internal alterations to extend the kitchen and include a summer room. South Holland District Council Reference Number: H16-0358-23

Property Postcode

For location purposes the postcode of this property is: PE11 1PE

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: E

COUNCIL TAX BAND: C

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

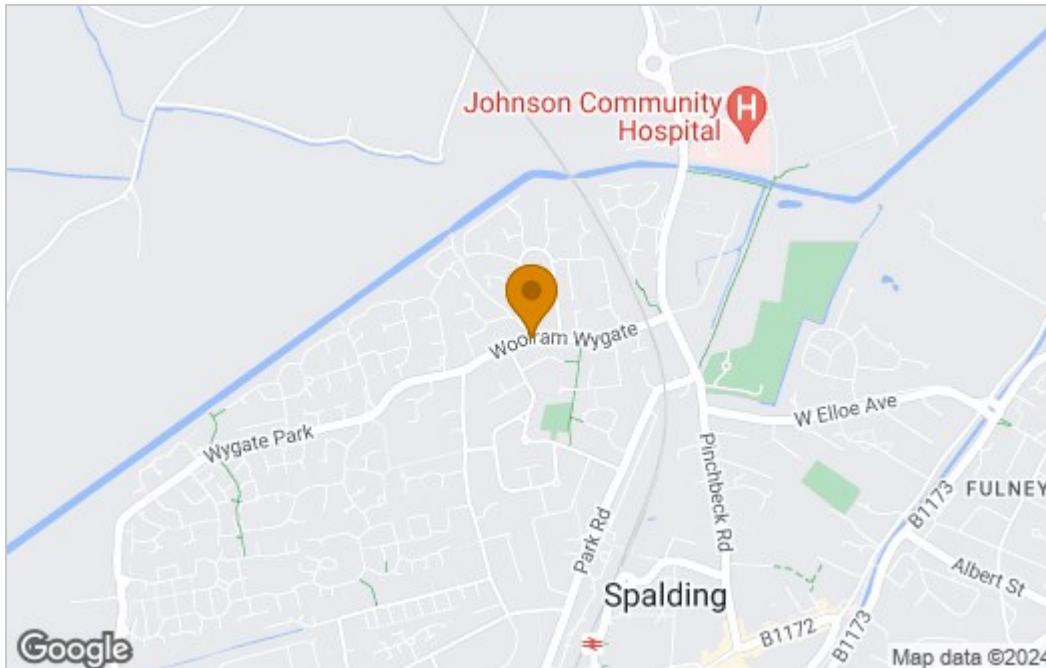
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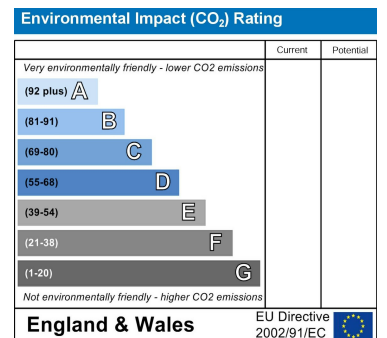
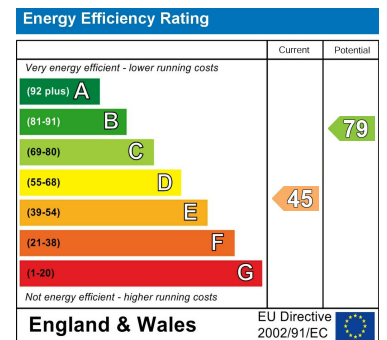
Floor Plan



Area Map



Energy Efficiency Graph



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