



Wildwood Lodge Winsover Road, Spalding, PE11 1HQ

£345,000

NO ONWARD CHAIN! Step into convenience, space, and individuality with this perfectly positioned bungalow nestled in the heart of Spalding. Offering versatile living, it's a blank canvas awaiting your personal touch. With a light refresh already done, this home is ready for you to transform it into your ideal haven. Don't miss out—book your viewing today and start envisioning the possibilities.

Entrance Hall 8'10" x 10'3" (2.71m x 3.13m)

Composite glazed entrance door, Coving to skimmed ceiling, radiator.

Study Area 8'10" x 9'3" (2.71m x 2.82m)



Coving to skimmed ceiling, feature ceiling beams.

Lounge 13'11" x 22'2" (4.25m x 6.78m)



PVCu double glazed windows and door to rear, coving to skimmed ceiling, exposed brick feature wall and stone fireplace.



Kitchen 17'8" x 12'8" (5.40m x 3.87m)



Two PVCu double glazed window to rear, coving to skimmed ceiling, radiator. Fitted with a range of base, eye level and display units with roll edge work surfaces and tiled splashbacks, four ring electric hob, integrated eye level oven and grill. Door to utility room and opening to dining room.



Dining Room 11'4" x 11'5" (3.46m x 3.49m)



PVCu double glazed window to side, skimmed ceiling, radiator.

Utility Room 3'10" x 10'1" (1.17m x 3.09m)

PVCu double glazed window to side. Fitted base and eye level units, roll edge work surface, space and plumbing for washing machine.

Conservatory 9'8" x 27'6" (2.95m x 8.40m)



Brick and PVCu double glazed construction with polycarbonate roof. Door opening to garden, radiator.

Bedroom 9'10" x 16'2" (3.02m x 4.95m)



PVCu double glazed window to rear, coving to skimmed ceiling with ceiling fan, radiator. Full height fitted wardrobes with dressing table.

Bedroom 11'11" x 10'2" (3.64m x 3.11m)



PVCu double glazed window to front, coving to skimmed ceiling, radiator, built in wardrobe.

Bedroom 8'6" x 9'8" (2.60m x 2.96m)



PVCu double glazed window to front, coving to skimmed ceiling, radiator.

Bathroom 9'10" x 7'7" (3.02m x 2.32m)



PVCu double glazed window to rear, coving to skimmed ceiling, tiled floor and fully tiled walls, radiator, wall mounted vanity cabinet, wall mounted light and shaver point. Fitted with a three piece suite comprising panel bath with grab rails and mixer tap with had held attachment, wash hand basin and close coupled toilet with push button flush.

Shower Room 9'10" x 2'8" (3.02m x 0.82m)



PVCu double glazed window to rear, tiles walls, chrome wall mounted heated towel rail. Fitted shower cubicle, wash hand basin set in vanity unit and close coupled toilet with push button flush.

Annexe Bedroom 11'6" x 15'5" (3.51m x 4.70m)



PVCu double glazed French doors with glazed sidelights opening to front, radiator, fitted base and eye level kitchen units and door to ensuite shower room.

Ensuite 5'4" x 2'9" (1.63m x 0.85m)

Fitted shower cubicle and close coupled toilet.

Garage 11'1" x 20'0" (3.40m x 6.12m)

An oversize garage with double doors to front and window to side. Power and light connected.

Outside



Wildwood Lodge can be found to the end of a private drive shared with one other bungalow and sits on a generous plot of approximately quarter of an acre plus the long gravel drive (approximately 0.4 acre in total). There is a large detached garage to the front of the property and off road parking for 5+ vehicles. There are generous gardens to front and rear comprising lawn and patio areas and a selection of mature trees and bushes, security lighting and cold water tap.



Location

Wildwood Lodge is in a convenient location for accessing Spalding Town and its amenities. The Town Centre is approximately 0.5 miles away where there are Lidl, Aldi and Sainsburys supermarkets to be found along with the bus station and a selection of pubs and restaurants to name just a few.

Additional Information

TENURE: Freehold with vacant possession on

completion.

EPC RATING: D

COUNCIL TAX BAND: D

DRAINAGE: MAINS DRAINAGE

HEATING: GAS CENTRAL HEATING

PLEASE NOTE:

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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.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

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.

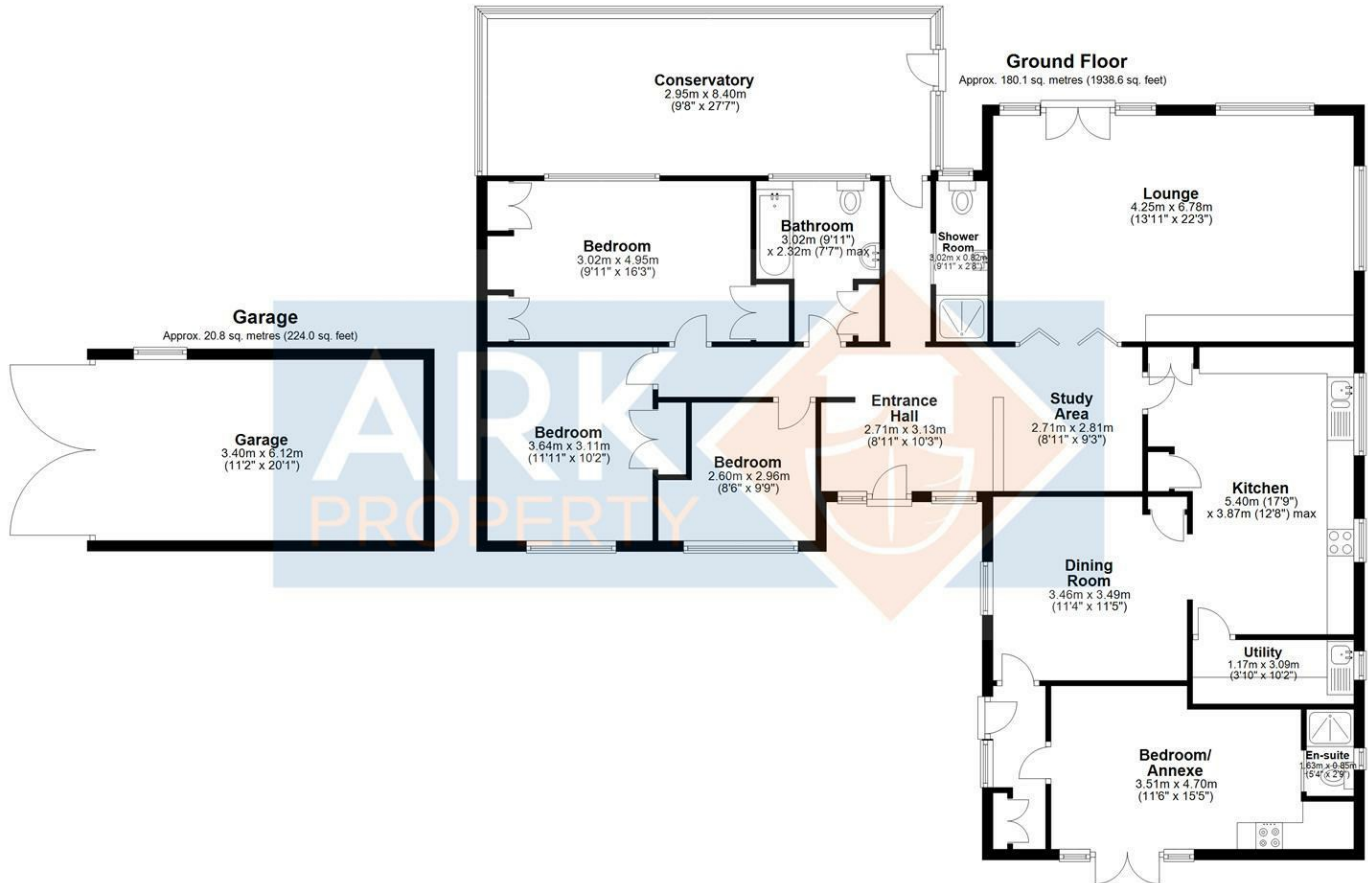
Property Postcode

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

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.

Floor Plan

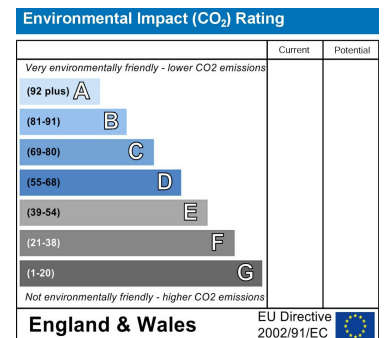
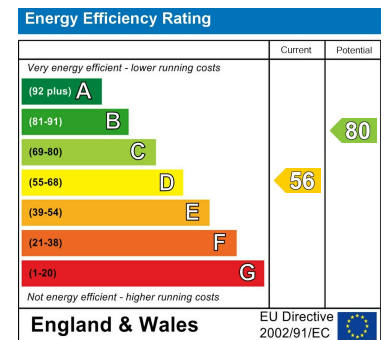


Total area: approx. 200.9 sq. metres (2162.6 sq. feet)

Area Map



Energy Efficiency Graph



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