



183 Woolram Wygate, Spalding, PE11 3PA

£450,000

Indulge in the allure of this remarkable chalet bungalow, where luxury meets functionality. Featuring a double garage and a spacious external office, it's a haven for both work and leisure. But hold onto your excitement – there's more! A three-bedroom annexe with its own garage awaits, providing additional space and endless possibilities. Don't let this rare gem slip away; seize the opportunity to make it yours and elevate your lifestyle to new heights.

Chalet Bungalow

Three bedroom detached chalet style bungalow.

Entrance Hallway



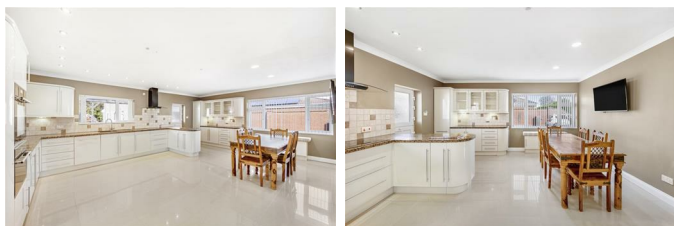
Part glazed Upvc door to front aspect. Stairs to first floor landing. Understairs storage area. Wooden flooring. Radiator.

Living Room 22'10" x 14'11" (6.96 x 4.55)



Upvc window to front and side aspect. Radiators. Multi fuel burner. Wooden flooring. Television point. Radiators.

Kitchen Diner 15'10" x 22'8" (4.83 x 6.93)



Upvc window to side and rear aspect. Base and wall units with granite work top over. Integrated appliances including, double oven, induction hob with extractor over, and dishwasher. Inset sink with mixer tap over. Part tiled splashback wall. Space for freestanding American style fridge freezer. Television point. Spot lighting. Tiled flooring.

Utility Room 8'11" x 11'8" (2.72 x 3.58)



Previously used as a bedroom Upvc window to side aspect. Base unit with work surface over. Wall mounted boiler. Space and plumbing for washing machine and dryer. Radiator.

Bedroom Two 11'9" x 10'7" (3.6 x 3.25)



Upvc window to front aspect. Carpeted. Radiator. Fitted wardrobes. Television point.

Bedroom Three 11'10" x 10'5" (3.63 x 3.2)



Upvc window to rear aspect. Carpeted. Radiator. Fitted wardrobes.

Bedroom One 16'6" x 17'1" (5.03 x 5.23)



Upvc window to front elevation and two velux windows to rear elevation. Carpeted. Radiator. Television point. Storage cupboard.

Family Bathroom



Upvc window to rear aspect. Toilet. Wash hand basin. Tiled flooring and part tiled walls. Heated towel rail. Extractor fan. Jacuzzi bath.

Shower Room 11'3" x 8'0" (3.43 x 2.46)



Upvc window to front elevation. Toilet. Wash hand basin. Walk in shower cubicle. Heated towel rail. Extractor fan. Tiled flooring. Under floor heating.

First Floor Landing



Velux window. Carpeted.

Detached Three Bedroom Annexe



Three bedroom detached annexe.

Living Room 16'8" x 28'8" (5.1 x 8.76)



Upvc window to side aspect. Television point. Radiators. Parquet flooring.

Kitchen 9'2" x 17'3" (2.8 x 5.26)



Base and wall units with work surface over. Tiled flooring. Wall mounted boiler. Space for freestanding oven, and fridge freezer.

Cloakroom 4'5" x 4'5" (1.37 x 1.37)



Toilet. Wash hand basin.

Landing
Carpeted.

Bedroom One 14'6" x 17'4" (4.42 x 5.3)



Two velux windows. Radiators. Carpeted.

Jack and Jill En-Suite 5'6" x 9'6" (1.68 x 2.92)



Velux window. Toilet. Wash hand basin. Bath with shower over. Radiator. Tiled flooring. Tiled walls.

Bedroom Two 12'7" x 13'8" (3.84 x 4.17)



Two velux windows. Carpeted. Radiator.

Bedroom Three 9'4" x 11'3" (2.87 x 3.43)



Velux window. Carpeted. Radiator.

En-Suite 3'8" x 8'2" (1.14 x 2.51)



Wash hand basin. Toilet. Radiator. Double walk in shower. Tiled flooring. Tiled walls. Spot lighting.

Office Block



Structure consisting of a double garage and a spacious self-contained office with a cloakroom located at the rear.

Double Garage 18'2" x 18'0" (5.54 x 5.49)

Electric roller garage door to front. Gas fired boiler.

Office Area 23'9" x 18'8" (7.26 x 5.7)



Upvc patio doors. Upvc window to side aspect. Carpeted. Radiators.

Cloakroom

Toilet. Wash hand basin.

Externally



Driveway extends to the front and side of the property, offering ample off-road parking. Additionally, a block-paved driveway runs along the side of the property, providing extra parking space or storage for a caravan. At the rear, there is a block-paved patio area perfect for seating and entertaining. A continuation of the block-paved path leads to the office/annexe. Lawn area.

Tandem Garage/Workshop 51'6" x 14'7" (15.72 x 4.47)

Power and lighting.

Property Postcode

For location purposes the postcode of this property is: PE11 3PA

Verified Material Information:

Tenure: Freehold with vacant possession on completion.

Council tax band: C

Annual charge: None

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: Yes, the property is fitted with it's own solar panels to the roof of the double garage and office.

Other electricity sources:

Water supply: Mains water supply

Sewerage: Mains

Heating: Gas Central heating

Heating features: None

Broadband: FTTC

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage and Driveway

Building safety issues: No

Restrictions: None

Public right of way: No

Flood risk: Yes

Coastal erosion risk: No

Planning permission: No

Accessibility and adaptations: None

Coalfield or mining area: No.

Energy Performance rating: B

Additional Information

PLEASE NOTE:

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

EPC RATING : B

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.

Disclaimer

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Floor Plan



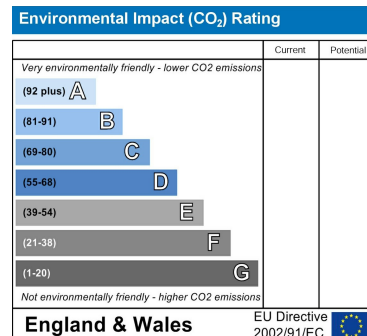
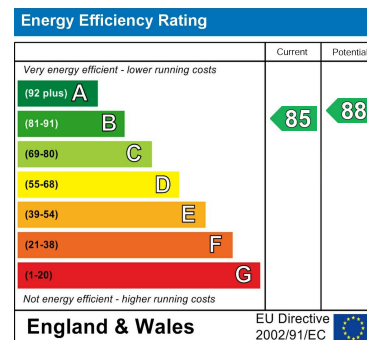
Total floor area 404.3 sq.m. (4,351 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Hill & Clark. Powered by www.focalagent.com

Area Map



Energy Efficiency Graph



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