



## **71 Woolram Wygate, Spalding, PE11 1PB**

**Guide Price £250,000**

Situated in the sought after Woolram Wygate area of Spalding, a stones throw away from the Wygate Park shops that include Co-Op, takeaway, and salon. The property has experienced movement that is evident in external brickwork and internal plaster and so would be more suited to cash buyers. An internal inspection is recommended and an engineers report can be made available to prospective purchasers on request. This property does represent a fantastic opportunity to create a quite stunning executive residence. Contact Ark for more information and to arrange a viewing.

**Entrance Hall 11'6" x 16'10" (3.51m x 5.14m)**



Glazed wooden entrance to with glazed side panel, coving to textured ceiling, radiator, galleried staircase with half landing with under stairs cupboard.

**Lounge 12'4" x 25'3" (3.77m x 7.71m)**



PVCu double glazed box bay window to front, coving to textured ceiling, two radiators, marble fireplace with gas fire (gas capped off). Sliding doors opening to conservatory.



**Dining Room 12'8" x 10'4" max inc bay (3.87m x 3.15m max inc bay)**



PVCu double glazed bay window to rear, coving to textured ceiling, radiator.

**Study 8'3" x 9'8" (2.52m x 2.95m)**

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

**W.C 5'1" x 4'1" (1.56m x 1.27m)**

Coving to textured ceiling, extractor fan, radiator, vinyl flooring, half height tiling, fitted close coupled toilet and pedestal wash hand basin.

**Conservatory 11'5" x 9'1" (3.50m x 2.78m)**



Brick and PVCu double glazed construction with polycarbonate roof. French doors opening to garden.

**Kitchen 11'6" x 10'5" (3.51m x 3.18m)**



PVCu double glazed window to rear, coving to textured ceiling, radiator, vinyl flooring. Fitted with a matching range of base and eye level units, worktop space with tiled splashback, four ring electric hob, integrated eye level oven and grill, 1 1/2 bowl sink with mixer tap over, space and plumbing for dishwasher, space for fridge freezer. Opening to diner.



**Diner 7'8" x 7'10" (2.35m x 2.41m)**



PVCu double glazed window to rear, coving to skimmed ceiling, radiator, vinyl flooring. Door to utility room.

**Utility Room 8'3" x 8'0" (2.52m x 2.46m)**



PVCu double glazed window to side and door to rear, coving to textured ceiling, radiator, vinyl flooring, half height tiling. Fitted worktop space with

base unit and stainless steel sink and drainer with chrome taps over. Space and plumbing for washing machine and tumble dryer. Door to garage.

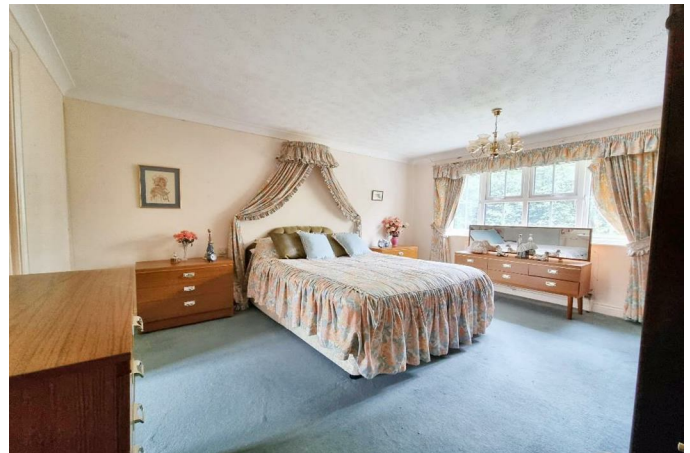
**Landing 10'2" x 14'4" max inc stairwell  
(3.10m x 4.38m max inc stairwell)**



PVCu double glazed arched window to front, coving to textured ceiling with loft access, radiator, built in airing cupboard with hot water tank and slatted shelving. Door to bedrooms and bathroom.



**Bedroom One 12'8" x 14'10" (3.88m x 4.53m)**



PVCu double glazed window to rear, coving to textured ceiling, radiator, door to ensuite.



**Ensuite 8'4" x 6'7" (2.55m x 2.01m)**



PVCu double glazed window to front, coving to textured ceiling, radiator, extractor fan, vinyl flooring, shaver point. Fitted with a three piece suite comprising D shape shower cubicle with glass sliding

doors and mains shower, close coupled toilet and pedestal wash hand basin with mixer tap over.

**Bedroom Two 12'4" x 11'4" (3.78m x 3.47m)**



PVCu double glazed window to rear, coving to textured ceiling, radiator.

**Bedroom Three 12'4" x 10'11" (3.77m x 3.35m)**



PVCu double glazed window to rear, coving to textured ceiling, radiator.

**Bedroom Four 8'0" x 9'11" (2.44m x 3.04m)**



PVCu double glazed window to rear, coving to textured ceiling, radiator.

**Bathroom 8'11" x 7'7" (2.74m x 2.33m)**



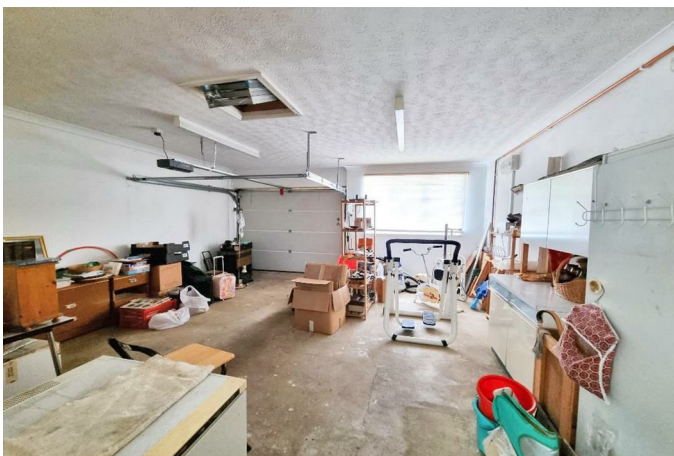
PVCu double glazed window to front, coving to textured ceiling, radiator, extractor fan. Fitted with a three piece suite comprising panel bath with chrome mixer tap over and shower attachment, close coupled toilet and pedestal wash hand basin with chrome mixer tap over, full height wall tiling.



**To The Front**



**Garage 16'9" x 16'3" (5.13m x 4.96m)**



Double garage with single electric remote controlled sectional door to front, PVCu double glazed window to front, coving to textured ceiling with loft access, wall mounted mains gas central heating boiler and electricity consumer unit.

**Rear Garden**





### Additional Information

PLEASE NOTE:

THE PROPERTY HAS EXPERIENCED A DEGREE OF STRUCTURAL MOVEMENT AND SO CASH BUYERS ARE RECOMMENDED. A STRUCTURAL REPORT CAN BE PROVIDED ON REQUEST.

PLEASE NOTE:

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

### 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 1PB.

### Verified Material Information

Tenure:

Council tax band:

Annual charge:

Property construction:

Electricity supply:

Solar Panels:

Other electricity sources:

Water supply:

Sewerage:

Heating:

Heating features:

Broadband: As stated by Ofcom,

Mobile coverage: As stated by Ofcom,

Parking: Driveway and Single Garge

Building safety issues:

Restrictions:

Public right of way:

Flood risk:

Coastal erosion risk:

Japanese Knotweed:

Planning permission:

Accessibility and adaptations:

Coalfield or mining area:

Energy Performance rating:

### 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.



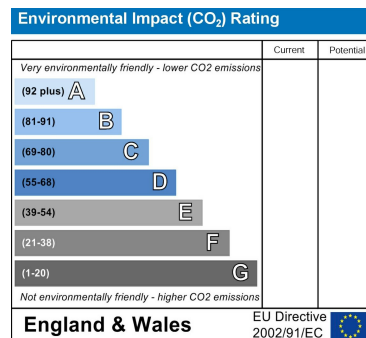
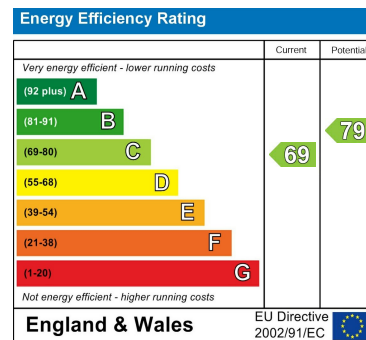
Floor Plan



Area Map



Energy Efficiency Graph



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