



1 Hobsons Green, Spalding, PE11 3GU

£350,000

- Stunning kitchen diner
- Well proportioned rooms
- Double garage
- Popular location off Woolram Wygate
- Neutral decor throughout
- Great flowing property
- En-suite to main bedroom
- A MUST VIEW !

Located in the highly sought-after Woolram Wygate area, this detached four-bedroom home is perfect for a growing family. With ample off-road parking leading to a double garage, this property offers both space and convenience.

Inside, the home boasts a great flow throughout the ground floor, including a newly fitted kitchen that's ready for family meals and entertaining. Upstairs, you'll find four well-proportioned bedrooms, offering plenty of space for everyone. Could this be your next home? Book a viewing today and see for yourself!

Entrance Hall 14'7" x 6'10" (4.46m x 2.09m)



New UPVC door to front with glazed side panel. Tiled flooring. Stairs to first floor. Understairs storage cupboard with lighting. Radiator.

Lounge 19'0" into bay x 12'0" (5.80m into bay x 3.68m)



UPVC bay window to front. Two double radiators. Electric fire with wooden surround and marble hearth. Double doors through to dining room. Carpeted.

Dining Room 12'2" x 10'4" (3.72m x 3.17m)



(Current vendors using as a bedroom) New UPVC sliding patio doors to rear. Radiator. Carpeted.

Kitchen 12'2" x 18'2" (3.72m x 5.54m)



Two UPVC windows to rear. Sink unit with drainer and mixer tap over. Magnet matching range of base and eye level storage units with work surfaces over. Integrated AEG 5 ring gas hob with stainless steel AEG extractor canopy hood over. Integrated AEG electric double oven and grill. Integrated AEG eye level microwave. Integrated AEG dishwasher. Integrated AEG fridge and freezer. Pull out larder. Tiled flooring. Recessed spotlights. Radiator.

Utility Room 7'10" x 8'5" (2.41m x 2.57m)

UPVC door to side. Stainless steel sink with drainer and mixer tap over. Base storage units. Plumbing for washing machine. Space for tumble dryer. Tiled flooring. Tiled splashbacks. Extractor fan. Pedestrian door to garage.

Cloakroom 3'2" x 8'5" (0.97m x 2.57m)

UPVC window to rear. Toilet. Pedestal wash hand basin. Tiled flooring. Tiled splashbacks. Radiator. Extractor fan.

First Floor Landing 5'1" x 10'4" (1.56m x 3.16m)

Loft access. Airing cupboard housing hot water cylinder with shelving. Carpeted.

Bedroom 1 14'0" x 12'2" (4.28m x 3.72m)

UPVC Bay window to front. Two built-in double wardrobes with hanging rail and shelving. Radiator. Carpeted.

En-suite 6'5" x 6'10" (1.98m x 2.09m)

UPVC window to front. Toilet. Pedestal wash hand basin. New shower cubicle with rainfall shower head and separate shower attachment. Radiator. Shaver point. Extractor fan. Half tiled walls. Recessed spotlights. Vinyl flooring.

Bedroom 2 13'5" x 12'0" (4.11m x 3.67m)

UPVC window to rear. Radiator. Carpeted. Built-in wardrobes with hanging rail and shelving.

Bedroom 3 12'9" x 9'4" (3.91m x 2.87m)



UPVC window to front. Radiator. Carpeted.

Bedroom 4 14'3" (max) x 9'2" (4.35m (max) x 2.80m)



UPVC window to rear. Radiator. Carpeted.

Bathroom 6'7" x 7'0" (2.02m x 2.15m)



UPVC window to rear. Panelled bath with shower

attachment over. Toilet. Pedestal wash hand basin. Half tiled walls. Extractor fan. Recessed spotlights. Shaver point. Vinyl flooring.

Outside



Front: Lawn area. Tarmac driveway offering off road parking leading to the double garage. Gated access leading to the rear.

Rear: Enclosed by fencing. Lawn area. Paved patio area. Security lighting. Outside tap.

Double Garage

Twin Up and over vehicle doors. Power and light connected. Pedestrian door leading into the utility room.

Property Postcode

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: D

Annual charge: No

Property construction: Brick Built

Electricity supply: Octopus

Solar Panels: Yes. Bought through Project Solar. Paid by loan which is being paid off by current vendors.

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and

None over Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B86

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

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.

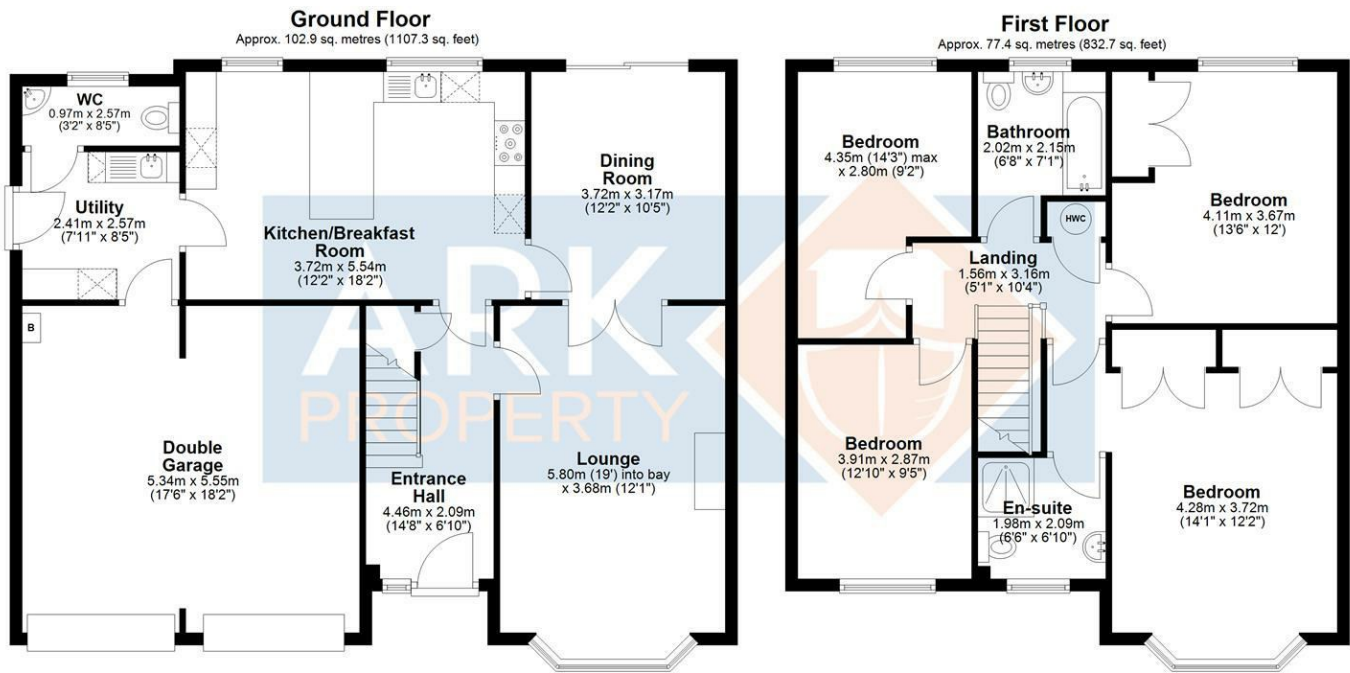
Ark Property Centre

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

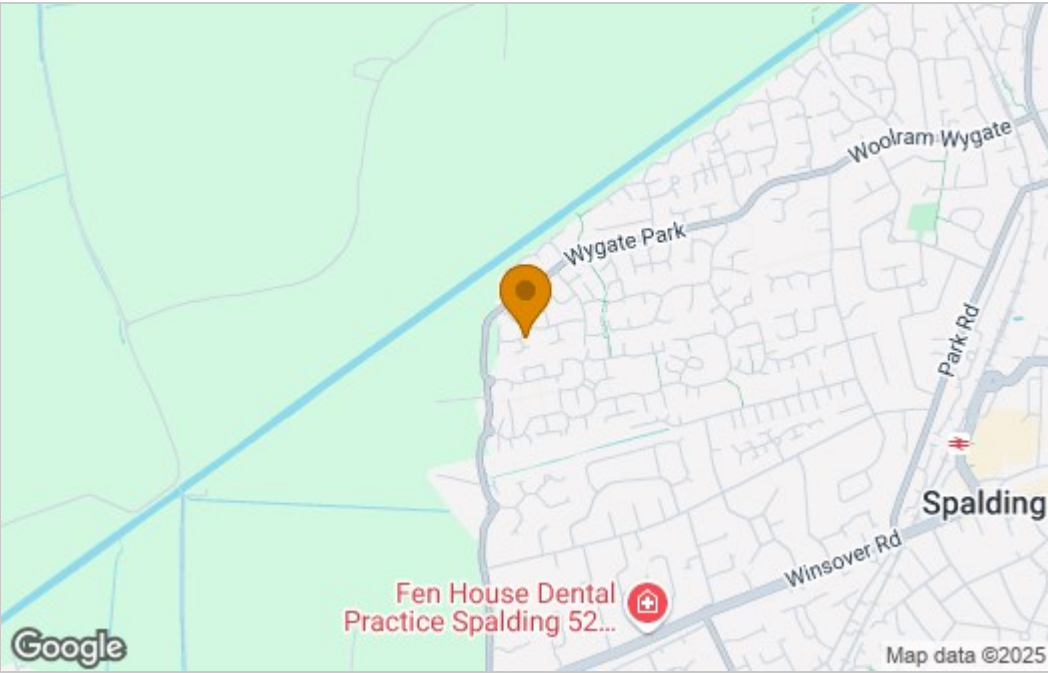
Floor Plan



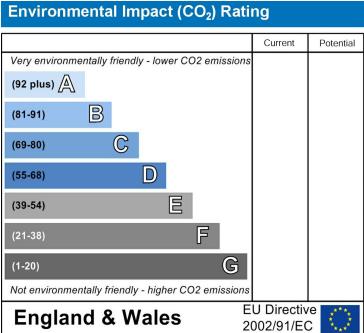
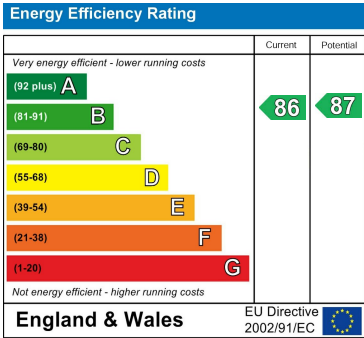
Total area: approx. 180.2 sq. metres (1939.9 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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