



25 Foxglove Court, Spalding, PE11 3DE

£165,000

- Broadgate Home
- Two double bedrooms
- Large family bathroom,
- Popular location
- Off road parking in front of home

- Low maintenance rear garden

****Perfect Starter Home on Woolram Wygate Estate!****

Looking to take your first step onto the property ladder? This charming property on the popular Woolram Wygate estate could be the ideal choice. Featuring 2 double bedrooms, a spacious bathroom, and off-road parking right in front of your home, this is a great opportunity for first-time buyers.

Don't wait—be quick, as the vendors have already found their next purchase!

Entrance Hall

Upvc entrance door to front aspect. Upvc window to side aspect. Carpeted stairs to first floor landing. Radiator. Understairs storage cupboard.

Cloakroom 6'1" x 3'0" (1.87 x 0.92)

Upvc window to side aspect. Toilet. Wash hand basin. Radiator.

Kitchen 9'1" x 7'3" (2.79 x 2.21)



Upvc window to front aspect. Base and wall units with work surface over. Stainless steel sink with drainer and mixer tap over. Integrated oven with four ring gas hob and stainless steel extractor over. Space for freestanding fridge freezer and washing machine. Wall mounted boiler.

Lounge Diner 16'4" x 14'0" (4.98 x 4.27)



Upvc window and french doors to the rear aspect. Wood effect laminate flooring. Radiator. Television point. Telephone point.

Landing

Bedroom One 12'0" x 10'5" (3.68 x 3.20)



Upvc window to front elevation. Radiator. Television point. Built in wardrobe. Carpeted.

Bedroom Two 9'6" x 8'9" (2.92 x 2.67)



Upvc window to rear elevation. Radiator. Television point. Carpeted.

Bathroom 7'0" x 9'8" (2.15 x 2.95)



Upvc window to rear elevation. Bath with mixer tap over. Toilet. Wash hand basin. Extractor fan. Shaver point. Shower cubicle with shower over. Part tiled walls.

Outside



Designated parking space at the front. Gated entry

to the rear garden, which is fully enclosed. The garden is primarily laid to lawn, featuring a patio area perfect for seating and entertaining, along with a garden shed.

Property Postcode

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

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: A

Property construction: Brick

Electricity supply: So Energy

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains Drainage

Heating: Gas Central Heating

Heating features: None

Broadband: As stated by Ofcom, Standard and Ultrafast.

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

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

Parking: Allocated Parking

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Rivers and the Sea - Low. Surface Water - Very Low.

Coastal erosion risk: No

Planning permission: Please refer to SHDC planning portal for any relevant planning applications in the area.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C76.

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.

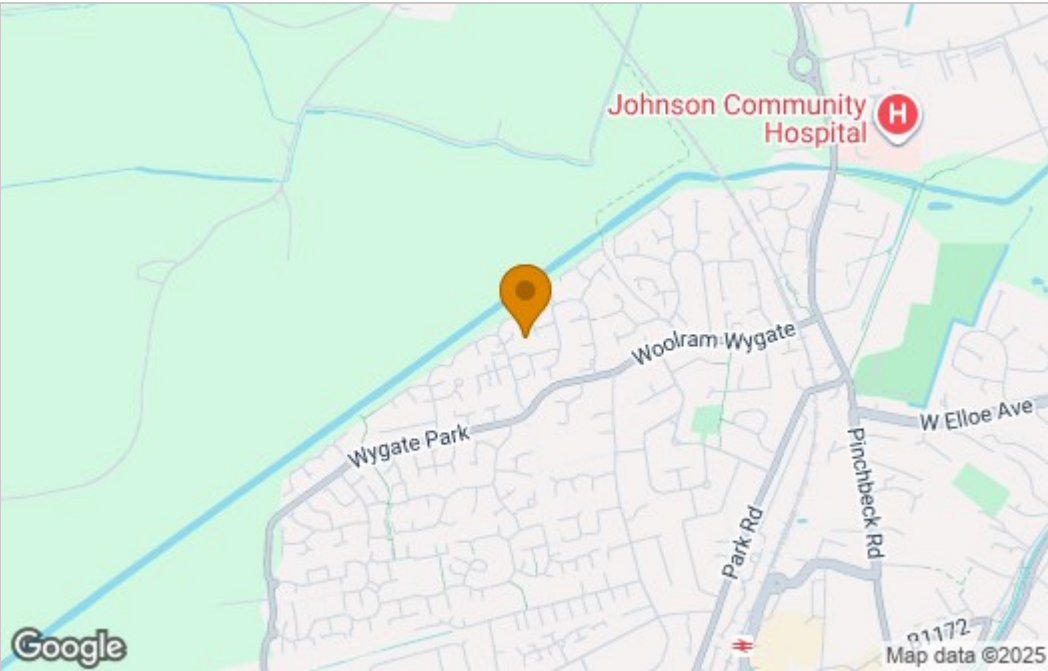
Disclaimer

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.

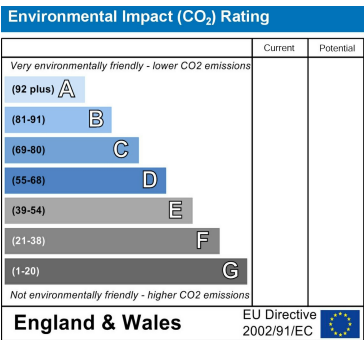
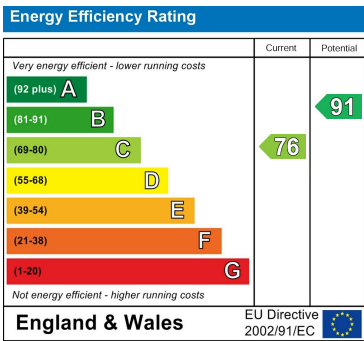
Floor Plan



Area Map



Energy Efficiency Graph



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