

EST 1770



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**158 Woolram Wygate, Spalding PE11 3PA**

**GUIDE PRICE - £340,000 Freehold**

- Good Sized Family Home
- Ample Off Road Parking, Garage
- 4 Bedrooms
- Walking Distance of Town Centre and Primary School
- Viewing Recommended

4 bedroom detached house situated in a prime location within walking distance of the town centre. Accommodation comprising entrance hallway, lounge, dining room, kitchen, breakfast room, utility room and cloakroom to the ground floor; 4 bedrooms (wash room to the master bedroom) and family bathroom with four piece suite to the first floor. Multiple off-road parking, single garage, front and rear gardens. Gas central heating.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



#### ACCOMMODATION

Open canopy porch with external light and UPVC double glazed door leading into:

#### ENTRANCE HALLWAY/STUDY

11' 6" x 10' 6" (3.53m x 3.22m) Coved and textured ceiling, centre light point, double radiator, understairs store cupboard, parquet flooring, BT point, staircase rising to first floor, door to:

#### LOUNGE

11' 11" x 21' 10" (3.64m x 6.67m) UPVC double glazed bay window to the front elevation, UPVC double glazed sliding patio doors to the rear elevation, coved and textured ceiling, 2 centre light points, 3 double wall lights, 2 radiators, TV point, feature fireplace with open grate for wood burner if required.

From the Entrance Hallway a door leads into:

#### DINING ROOM

8' 10" x 15' 11" (2.70m x 4.86m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, laminate flooring.

From the Entrance Hallway a door leads into:

#### KITCHEN BREAKFAST ROOM

#### KITCHEN AREA

10' 9" x 11' 5" (3.30m x 3.49m) Coved and textured ceiling, centre spotlight fitment, double radiator,





tilled flooring, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset one and a half bowl sink with mixer tap, integrated Zanussi stainless steel fan assisted oven, integrated stainless steel electric hob, pull out extractor hood over, space for fridge freezer, plumbing and space for washing machine or dishwasher, opening into:

#### **BREAKFAST ROOM**

9' 3" x 5' 6" (2.82m x 1.70m) UPVC double glazed sliding patio doors to the rear elevation, coved and textured ceiling, centre light point, radiator, tiled flooring, glazed door to:

#### **UTILITY ROOM**

5' 11" x 8' 0" (1.82m x 2.44m) Obscure UPVC double glazed door to the rear elevation, coved and textured ceiling, centre light point, tiled flooring, plumbing and space for washing machine, wall mounted Vaillant gas combination boiler, radiator, radiator. Door to Garage. Door to:

#### **CLOAKROOM**

4' 7" x 5' 3" (1.40m x 1.62m) Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, laminate flooring, radiator, fitted with a two piece suite comprising low level WC and corner wash hand basin with tiled splashbacks and shaver point over.

From the Entrance Hallway the staircase rises to:

#### **FIRST FLOOR GALLERIED LANDING**

13' 3" x 11' 4" (4.06m x 3.47m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, central heating controls, storage cupboard off housing hot water cylinder with slatted shelving. Door to:

#### **MASTER BEDROOM**

11' 10" x 12' 11" (3.63m x 3.96m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, bedroom furniture comprising overhead storage unit, 2 double wardrobes, single wardrobe and bedside chests. Opening into:

#### **EN-SUITE WASH ROOM**

3' 2" x 7' 10" (0.97m x 2.41m) Coved and textured ceiling, fitted with a two piece suite comprising low level WC and pedestal wash hand basin with mixer tap and mirror over.

#### **BEDROOM 2**

9' 1" x 12' 2" (2.78m x 3.72m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, laminate flooring.

#### **BEDROOM 3**

9' 0" x 12' 6" (2.75m x 3.83m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, double radiator, laminate flooring.

#### **BEDROOM 4**

9' 4" x 10' 0" (2.87m x 3.05m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, laminate flooring.

#### **FAMILY BATHROOM**

8' 1" x 10' 0" (2.47m x 3.05m) Obscure UPVC double glazed window to the rear elevation, fully tiled walls, tiled flooring, radiator, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with mixer tap, roll top bath with central telephone mixer tap, fully tiled shower cubicle with fitted thermostatic shower over.

#### **EXTERIOR**

In and out gravelled driveway providing multiple off-road parking. The front garden is laid to lawn.

#### **GARAGE**

12' 9" x 14' 4" (3.90m x 4.38m) ¾ sized not quite a double. Boarded, electric garage door, power points, spot light fittings.

#### **REAR GARDEN**

Mainly laid to lawn with fenced boundaries to both sides and hedged boundaries to the rear. Patio, external lighting.

#### **DIRECTIONS/AMENITIES**

From the centre of Spalding proceed in a northerly direction along Pinchbeck Road after passing the Royal Mail Cart turn left at the traffic lights into Woolram Wygate. The property is situated on the left hand side. Local amenities includes shops, primary school and public house all within easy walking distance. The property is on the IT bus route and the centre of town is half a mile and offers a wide range of facilities including bus and railway stations. The city of Peterborough is approximately 18 miles to the south and offers a fast train link with London's Kings Cross minimum journey time 50 minutes.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		

#### TENURE

Freehold

#### SERVICES

All Mains

#### COUNCIL TAX BAND

Band D

#### LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

#### PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

#### ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis.

The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

#### APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

#### Ref: S10792

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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