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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



94 Woolram Wygate, Spalding PE11 1PE

**GUIDE PRICE - £260,000 Freehold**

- Popular Location
- 3 Bedrooms
- South Facing Rear Garden
- Planning Permission Granted for Extension
- Viewing Recommended

Immaculately presented spacious 3 bedroom detached family house in pleasant and popular convenient town location. Established south facing rear gardens, off-road parking for several cars, garage. Reception hall, lounge, dining room, kitchen, utility room, cloakroom, 3 bedrooms and bathroom. Gas central heating, UPVC windows and doors.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





#### ACCOMMODATION

Part obscure glazed UPVC front entrance door with obscure glazed side panel to:

#### RECEPTION HALL

15' 9" x 6' 5" (4.81m x 1.98m) Fitted carpet, radiator, coved and textured ceiling, smoke alarm, ceiling light, staircase off, security alarm control panel, central heating thermostat control, door to:

#### LOUNGE

12' 2" x 14' 6" (3.73m x 4.44m) Wood grain effect laminate flooring, UPVC Georgian style bay window to the front elevation, ceiling light point, coved cornice, radiator, remote control flame effect gas fire with raised hearth, tiled insert and decorative surround, square arch to:

#### DINING ROOM

12' 2" x 9' 9" (3.73m x 2.98m) Wood grain effect laminate flooring, coved cornice, ceiling light point, UPVC window overlooking the rear garden, radiator.

#### FITTED KITCHEN

12' 5" x 8' 7" (3.79m x 2.63m) maximum Roll edged worktops, inset one and a quarter bowl enamel sink unit with mono block mixer tap, fitted base cupboards and drawers beneath, intermediate wall tiling, matching eye level wall cupboards, UPVC window to the rear elevation, laminate flooring, coved and textured ceiling, ceiling light, electric cooker point, cooker hood, understairs store cupboard, walk-in





pantry with shelving and electric light, part glazed door to:

#### REAR ENTRANCE HALL

8' 1" x 3' 8" (2.47m x 1.12m) Ceramic floor tiles, half glazed UPVC external entrance door, radiator, ceiling light, doors arranged off to:

#### UTILITY ROOM

7' 5" x 5' 4" (2.28m x 1.64m) Ceramic floor tiles, roll edged worktops, plumbing and space for washing machine and dishwasher, space for tumble dryer, ceiling light.

#### CLOAKROOM

Two piece suite comprising low level WC and bracket hand basin, half tiled walls, ceramic floor tiles, ceiling light, obscure glazed UPVC window.

From the Reception Hall the carpeted staircase leads to:

#### GALLERIED FIRST FLOOR LANDING

UPVC side window, access to loft space, coved cornice, ceiling light, doors arranged off to:

#### BEDROOM 1

14' 7" x 10' 11" (4.47m x 3.33m) Georgian style UPVC window to the front elevation, radiator, ceiling light.

#### BEDROOM 2

12' 2" x 11' 2" (3.73m x 3.42m) Fitted double wardrobe with sliding mirror doors, recessed shelved Airing Cupboard, radiator, ceiling light, coved cornice, UPVC window to the rear elevation.

#### BEDROOM 3

8' 11" x 7' 6" (2.73m x 2.29m) Laminate flooring, coved cornice, ceiling light, Georgian style UPVC window to the front elevation, radiator.

#### BATHROOM

7' 1" x 7' 6" (2.16m x 2.30m) maximum Panelled bath with mixer tap and Triton electric shower over with fully tiled surround and glazed screen, pedestal wash hand basin, low level WC, radiator, 4 way adjustable ceiling spotlight fitting, coved and textured ceiling, obscure glazed UPVC window.

#### EXTERIOR

At the front of the property there is an open plan lawned garden with inset pine shrub, climbing rose etc. The gravelled and paved driveway provides multiple parking for at least 4 vehicles and gives access to:

#### INTEGRAL SINGLE GARAGE

Up and over door, concrete floor, power and lighting externally mounted gas and electricity meters, gated side access leading round to:

#### ENCLOSED SOUTH FACING REAR GARDEN

Lawned with stocked borders, variety of plants and bushes, small pond, garden shed, gravelled border, shaded seating area with bench and climbing plants. Close boarded timber fencing to the rear boundary and a combination of fencing and hedging to the side boundaries.

#### AGENTS NOTE

Planning Consent was granted in May 2023 for a single storey extension to the rear and prospective buyers can view this on the South Holland District Council planning website.

#### SERVICES

All mains services. Gas central heating.

#### DIRECTIONS

Leave Spalding along Pinchbeck Road, over 2 sets of traffic lights, turning left at the third set into Woolram Wygate, past the level crossing and the property is situated on the left hand side opposite the turning into Two Plank Lane.

#### AMENITIES

Local primary schools and shops are within easy walking distance. The property is also within easy access to the Munro Medical Centre and the Johnson Community Hospital (Pinchbeck) along with the town centre which offers a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations.





TOTAL FLOOR AREA: 1277 sq.ft. (118.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

## TENURE

Freehold

## SERVICES

All Mains

## COUNCIL TAX BAND

Band C

## 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: S11248

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.

## ADDRESS

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