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29 Wygate Meadows, Spalding, PE11 1XZ

£ 485,000 Freehold

- 5 BEDROOMED ACCOMMODATION
- WELL APPOINTED THROUGHOUT
- DOUBLE GARAGE
- DELIGHTFUL ESTABLISHED GARDENS
- NO ONWARD CHAIN

Executive five-bedroom detached house in a sought after cul-de-sac location, delightful privately enclosed landscaped gardens, double garage, high quality fitments throughout, no onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



This superb, detached family house offers spacious, extremely well-appointed accommodation arranged over two floors. The property has been significantly improved by the current owners with new windows and doors, ceramic floor tiles to much of the ground floor accommodation, modern fully fitted kitchen with appliances and new bathroom fittings etc. The accompanying photographs and video tour give some indication as to the quality of the accommodation and accompanied viewings are recommended.

Entrance door leading to:

SPACIOUS RECEPTION HALL

An elegant hallway offering a warm welcome to the house with doors arranged off to:



DINING ROOM

12' 0" x 10' 7" (3.66m x 3.25m) plus bay window to the front elevation.

SITTING ROOM

18' 0" x 11' 10" (5.49m x 3.63m) Modern sliding patio doors to the rear, radiator, ceiling light.



STUDY

10' 5" x 9' 4" (3.19m x 2.87m) Window to the rear elevation.

DINING / KITCHEN

23' 11" x 9' 8" (7.31m x 2.95m) Superbly fitted with a range of high quality gloss units comprising multiple base cupboards and drawers, eye level wall cupboards, intermediate wall tiling, built in double oven, hob, cooker hood, dishwasher, window to the rear elevation, attractive ceramic floor tiles.



UTILITY ROOM

13' 9" x 9' 3" (4.20m x 2.82m) Ceramic floor tiles, one and a quarter bowl single drainer sink unit with mixer tap, plumbing and space for washing machine, space for tumble dryer, further appliance space, store cupboards, personnel door to garage.



CLOAKROOM

Modern two piece suite comprising low level WC and wash hand basin.

From the Reception Hall the staircase rises to the:

FIRST FLOOR LANDING

Access to loft space, window to front elevation. A light and airy space with doors arranged off to:



MASTER BEDROOM

17'4" x 15'8" (5.30m x 4.78m)

DRESSING ROOM

8' 11" x 8' 11" (2.72m x 2.72m)

EN SUITE

Large walk-in shower cabinet, wash hand basin, low level WC, tiled walls, tiled floor, obscure glazed window.



BEDROOM 2

12' 4" x 11' 10" (3.78m x 3.63m) UPVC window, radiator.

BEDROOM 3

14' 5" x 12' 0" (4.40m x 3.66m) UPVC window, radiator.

BEDROOM 4

10' 0" x 9' 6" (3.05m x 2.92m) UPVC window, radiator.

BEDROOM 5

10' 5" x 9' 8" (3.19m x 2.95m) UPVC window, radiator.

BATHROOM

11' 2" x 9' 6" (3.41m x 2.91m) Fully re-fitted with bath, shower cabinet, wash hand basin, low level WC, bluetooth mirror with lighting, fully tiled walls, tiled floor, obscure glazed window.





EXTERIOR

Large block paved driveway, open plan lawned frontage with stocked borders.

INTEGRAL DOUBLE GARAGE

18' 0" x 18' 0" (5.50m x 5.50m) With up and over doors, personnel door, power and lighting.

Gated access leading round to the rear

REAR GARDENS

With delightful established gardens, extremely private with lawns, raised planters, stocked borders, a variety of trees, shrubs, plants and flowers, patio areas and delightful pergola / seating area with covered roof (see photographs) providing a delightful outdoor entertaining area.

DIRECTIONS

From the Agents Offices proceed along New Road, turn left at the traffic lights into Pinchbeck Road, continue straight on at two sets of traffic lights and then take a left hand turning at the third set into Woolram Wygate. Continue over the level crossing take a left hand turning into the original part of Woolram Wygate and Wygate Meadows is a cul-de-sac on the right hand side.

AMENITIES

Local schools, shops and other facilities within easy walking distance along with the town centre with a comprehensive range of shopping, banking, leisure, commercial and educational facilities etc. Spalding also has bus and railway stations with onwards access to Peterborough. Peterborough has a fast train link with London's Kings Cross minimum journey time 46 minutes.





FLOOR PLAN

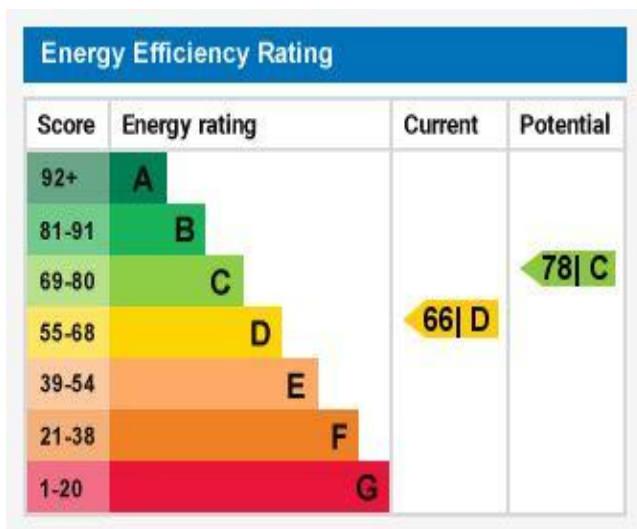


Ground Floor



First Floor

EPC RATING



TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND : F

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11525

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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