

101 WOOLRAM WYGATE

SPALDING, PE11 3PA

£550,000
FREEHOLD

Nestled in the charming area of Woolram Wygate, Spalding, this delightful detached bungalow offers a perfect blend of comfort and space. Built in 1997, the property boasts an impressive 1,927 square feet (approximate) of living space, making it an ideal home for families or those seeking a peaceful retreat.

The bungalow features three well-proportioned reception rooms, providing ample space for relaxation and entertaining. Whether you prefer a cosy evening in the lounge, a formal gathering in the dining room, or a quiet reading nook, this home caters to all your needs. The three bedrooms are generously sized, ensuring that everyone has their own private sanctuary.

In summary, this spacious three-bedroom bungalow in Woolram Wygate is a rare find, combining modern living with a serene environment. It presents an excellent opportunity for those looking to settle in a welcoming neighbourhood. Do not miss the chance to make this lovely property your own.

beeby's
PROPERTIES

101 WOOLRAM WYGATE

- Three Bedroom Detached Bungalow • Integrated Kitchen/Diner • Utility Room • Garden Room - Dual Aspect • Lounge - Dual Aspect • Cloakroom • Separate Dining Room • Four Piece En-Suite and Dressing Room to Bedroom One • Double Garage • Landscaped Gardens



Porch

Entrance through UPVC double glazed front door with windows to the front and side and tiled floor.

Entrance Hall

Within the entrance hall, there is access to the loft hatch, store cupboard and airing cupboard. Radiator, power points and telephone point.

Lounge

The lounge offers a UPVC double glazed bay fronted window, two UPVC double glazed windows to the side aspect, electric fireplace inset into the wall, radiator, power points, TV point.

Kitchen/Diner

Range of base and wall mounted units with complementing work surface. Sink and drainer with mixer tap, separate filter tap, integrated electric oven and grill, integrated microwave, four ring electric hob with extractor hob over. Integrated fridge and dishwasher. Centre island with breakfast bar and storage cupboards beneath, tiled splash back, tiled floor, skimmed and coved ceiling with inset spotlights, radiator and power points. UPVC double glazed window to side aspect.

Utility Room

UPVC double glazed window to side aspect, UPVC obscured double glazed door to side aspect. Range of base and wall mounted units with complementing work surface. Sink with mixer tap, integrated washing

machine, integrated fridge, integrated freezer and space for tumble dryer. Tiled splashback, power points, coved ceiling with inset spotlights, radiator.

Cloakroom

Two piece suite comprising low level WC and vanity wash basin with mixer tap over and two storage drawers beneath. Wall mounted heated towel rail, coving with inset spotlights, UPVC double glazed window to side aspect.

Garden Room

UPVC double glazed window to side aspect and UPVC double glazed French doors to the rear. Door leading to the garage, radiator, power points, TV point, telephone point and loft hatch.

Dining Room

UPVC double glazed window and door leading to the rear garden, radiator, power points and TV point.

Bedroom Three

UPVC double glazed window to the front elevation, radiator, power points and fitted wardrobes.

Bedroom Two

UPVC double glazed window to the rear elevation, radiator and power points. Range of fitted bedroom furniture.

Shower Room

UPVC obscured double glazed window to the rear elevation, tiled shower cubicle with shower, vanity wash basin with mixer tap, low level WC. Tiled floor,

wall mounted heated towel rail, coving ceiling, inset spotlights and extractor fan.

Bedroom One

UPVC double glazed bay window to the front elevation, radiator, power points and range of fitted bedroom furniture.

Inner Hallway

Radiator and space for drawers/unit.

Dressing Room

UPVC double glazed window to the rear elevation, radiator and power points.

En-Suite - Four Piece

Four piece en-suite comprising panelled bath with mixer tap and hand held shower, vanity wash basin with mixer tap, low level WC. All set in high gloss storage cupboards beneath work surface. Tiled shower enclosure with mixer shower, coving ceiling with inset spotlights, extractor fan, tiled floor and wall mounted heated towel rail.

Double Garage

UPVC double glazed window to the side aspect, remote controlled up and over garage door, Ideal Logic Max 30kw boiler (Approximately 3yrs old), power points and door leading through into the garden.

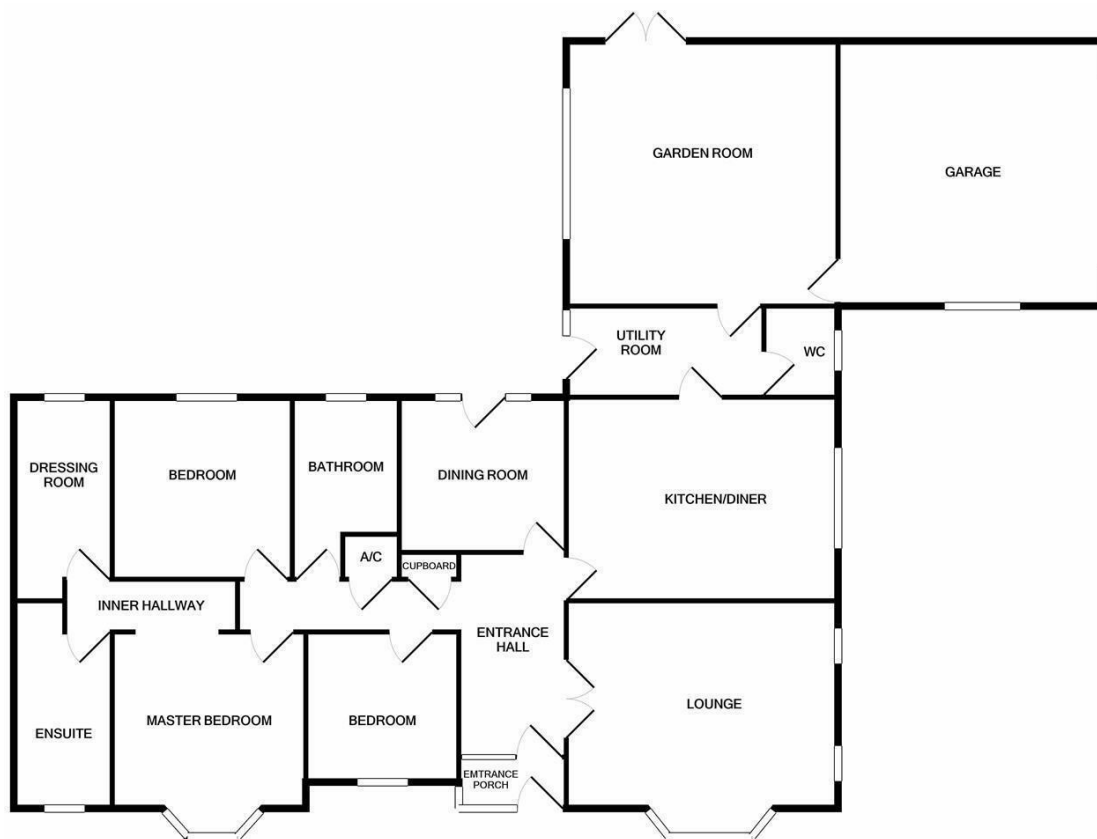
Externally

The property sits in a sizeable plot which has been landscaped; the driveway is suitable for a number of vehicles and this leads to the double garage. The

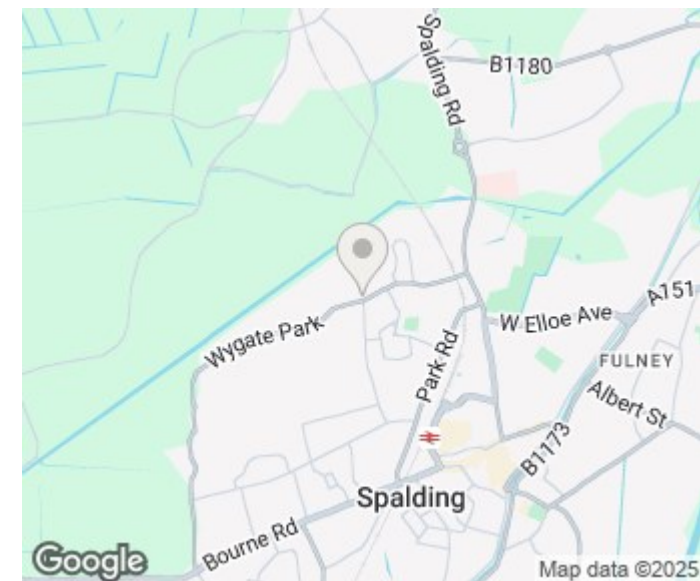
remainder of the front garden is laid to gravel with a variety of established shrubs and flowers, enclosed by panel fencing and hedges. A pedestrian gate leads to the rear garden and this is enclosed by panel fencing and is predominately laid to lawn and a range of shrubs and flowers. There is a pond with a water feature, shed, seating area, outside tap and lights.

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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