



2  1  1 

14 Ancar Road, South Wootton PE30 3PS

£235,000

BELVOIR!



Key Features

- > SEMI DETACHED HOME
- > TWO BEDROOMS
- > KITCHEN DINER
- > CONSERVATORY
- > GARAGE AND PARKING
- > SOLD WITH TENANTS IN SITU
- > Tenure: Freehold
- > EPC rating C

Situated in the highly desirable area of South Wootton, this well-maintained semi-detached home offers comfortable, practical living with a range of appealing features. Benefiting from gas central heating and UPVC double glazing throughout, the property provides warmth, efficiency, and year-round comfort.

The accommodation begins with a welcoming entrance hall leading to a generously sized living room that forms the heart of the home. The spacious kitchen/diner is ideal for everyday family life and entertaining and offers an inviting space to relax and unwind. A convenient ground-floor cloakroom further enhances the property's practicality.

Upstairs, there are two well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for a variety of buyers or investors.

A standout feature of the property is the bright and airy conservatory, which enjoys pleasant views over the enclosed rear garden. This versatile space can be used as a dining area, home office, or additional reception room, while the private garden offers an ideal setting for outdoor relaxation and entertaining.

Externally, the property benefits from off-road parking and a garage, providing secure parking and valuable storage space.

Offered with freehold tenure, this attractive home presents an excellent opportunity to acquire a well-positioned property in a popular residential location.

PROPERTY WILL BE SOLD WITH TENANTS IN SITU
4 months notice applies if vacant possession is required.



ENTRANCE

Sealed unit double glazed door, stairs to first floor landing, radiator.

WC

UPVC double glazed window to the front elevation, WC, wash hand basin, radiator.

LOUNGE

14'6" x 12'0" (4.4m x 3.7m)

UPVC double glazed window to the front elevation, radiator, understairs cupboard.

KITCHEN/DINER

15'4" x 8'9" (4.7m x 2.7m)

UPVC double glazed windows and French doors to the rear elevation, range of fitted base and wall units, sink unit with mixer taps over, built in oven hob and hood, space for washing machine and dishwasher.

CONSERVATORY

12'2" x 9'5" (3.7m x 2.9m)

UPVC construction on a low brick base, French doors to the side elevation.





LANDING

Access to loft space, boiler cupboard.

BEDROOM 1

12'0" x 10'8" (3.7m x 3.3m)

Two UPVC double glazed windows to the front elevation, radiator.

BEDROOM 2

12'5" x 8'7" (3.8m x 2.6m)

UPVC double glazed window to the rear elevation, radiator.

BATHROOM

UPVC double glazed window to the rear elevation, three-piece suite comprising of WC, wash hand basin and panelled bath, shower over bath, radiator, extractor.

EXTERNALLY

Lawn and pathway to front, drive to garage.

REAR: Enclosed by fence, lawn area, mature borders, feature pergola.

GARAGE

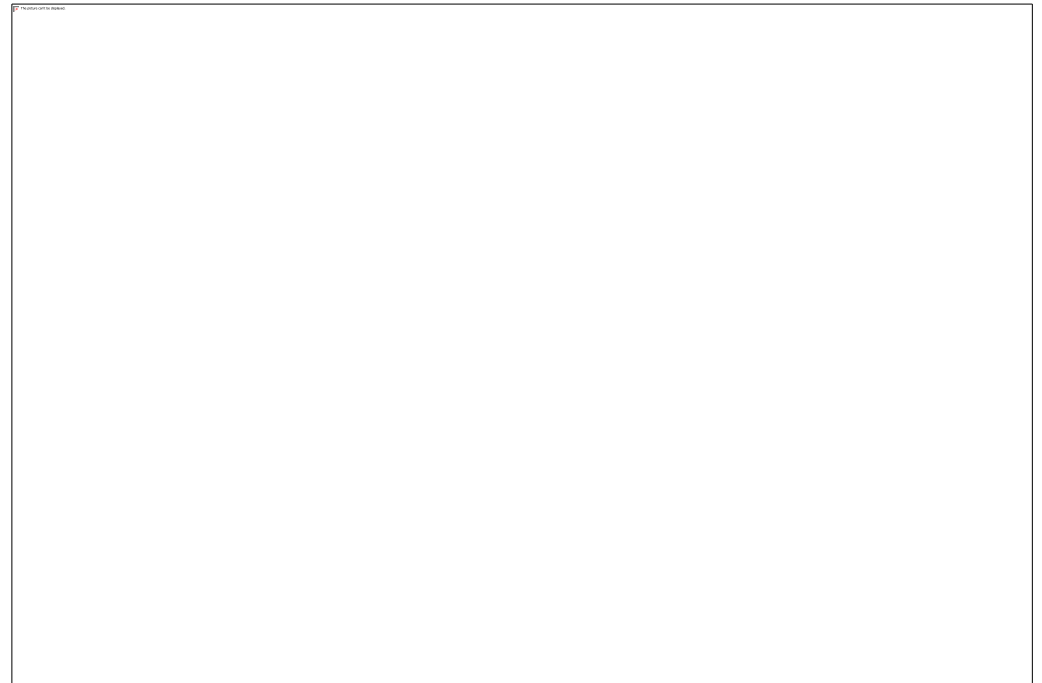
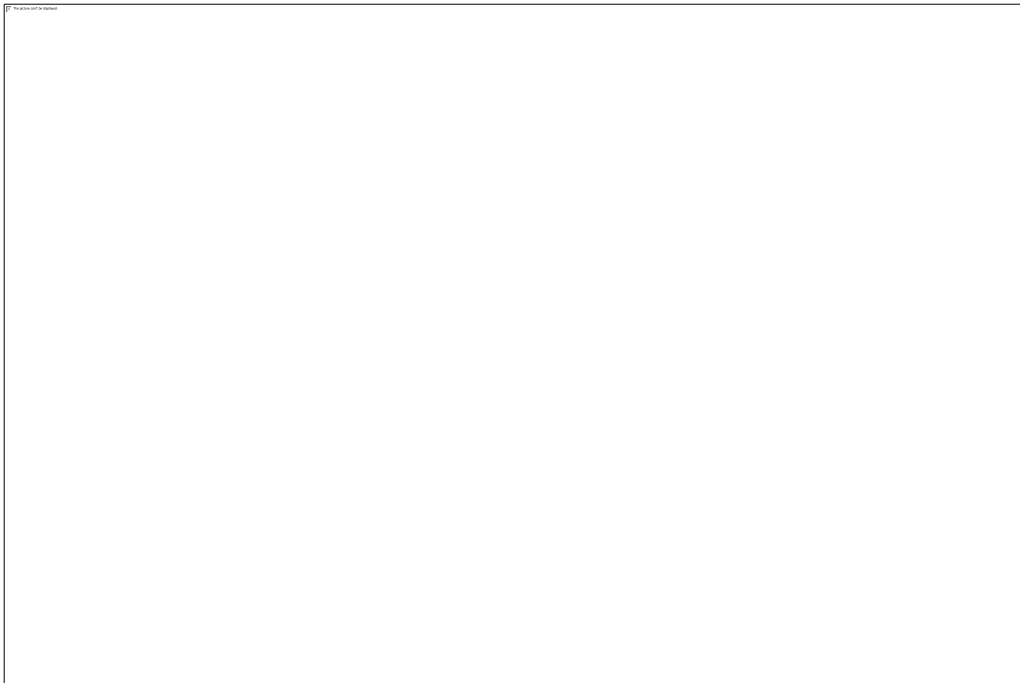
17'5" x 9'7" (5.3m x 2.9m)

Up and over door, door to the rear elevation, light and power connected.

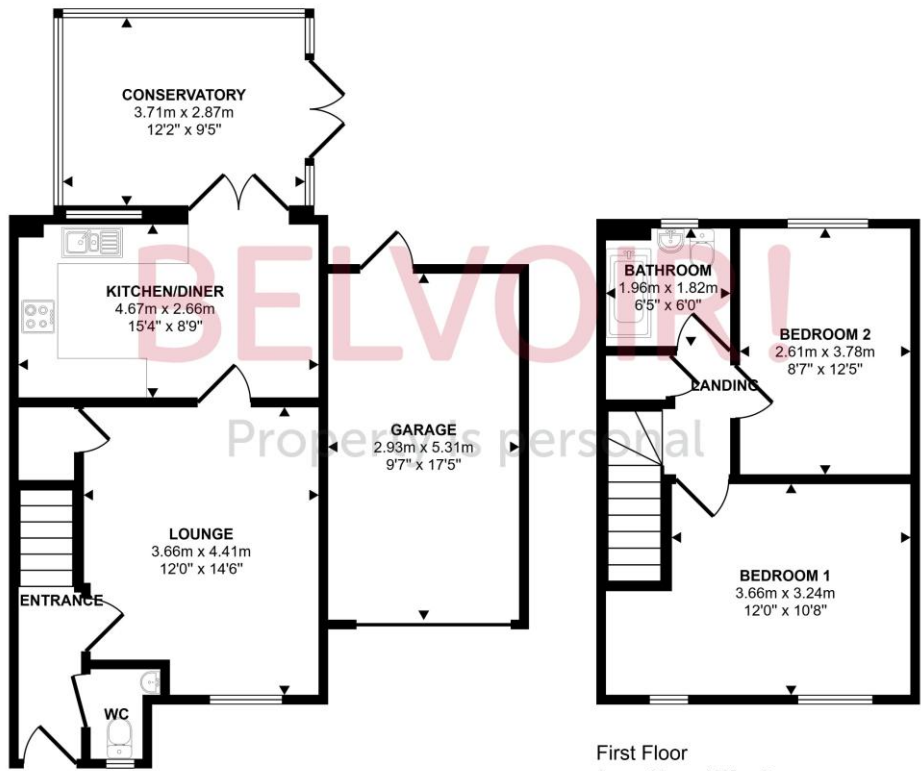
AGENTS NOTE

Property will be sold with tenants in situ, currently paying £775.00 pcm.
4 months notice applies if vacant possession is required.



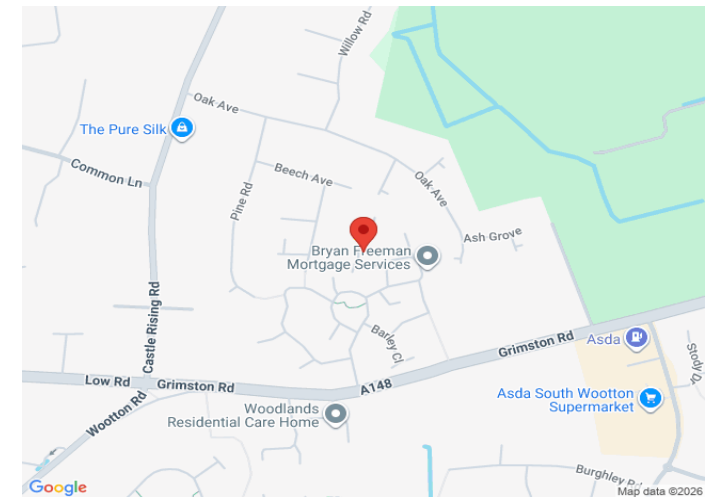


Approx Gross Internal Area
97 sq m / 1049 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	77	82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Contact us today to arrange a viewing...

www.belvoir.co.uk/spalding-estate-agents/

BELVOIR!

01775 722475