



158 Woolram Wygate, Spalding, PE11 3PA

£285,000

- The property has undergone remedial work on the structure due to movement, and has been signed off
- Popular Woolram Wygate location with a convenient position for everyday living.
- Four-bedroom detached family home offering excellent space throughout.
- Close to a range of schools, making this an ideal location for families.
- Lovely river walks nearby providing fantastic opportunities for outdoor walks and recreation.
- Generous room sizes giving the property a spacious and comfortable feel.
- Easy-flowing traditional layout with well-proportioned accommodation.

- Fantastic family potential with plenty of space to create your ideal home.
- In need of some updating, offering buyers the opportunity to modernise and personalise.
- A property full of potential – see it for yourself and imagine what you could create.

Situated in the popular Woolram Wygate area, this spacious four-bedroom detached home is ideally located for convenient access to the town centre, local schools and picturesque river walks.

Offering generously proportioned rooms and an easy-flowing layout, the property provides excellent space for family living. While some modernisation is required, this home represents a fantastic blank canvas for a buyer looking to create their ideal family home.

The property has experienced movement in the past; however, the necessary works and/or remedial matters have been completed and signed off.

With excellent potential, spacious accommodation and a sought-after location, this is a property well worth viewing.

Looking for a home with potential? Come and see it for yourself.

Entrance Hall 10'6" x 11'5" (3.22m x 3.50m)



Entrance door to front. Radiator. Understairs storage cupboard. Stairs leading to first floor.

Lounge 21'11" x 11'10" (6.69m x 3.63m)



PVC double glazed bay window to front. Patio doors to rear. 2 radiators. Feature fireplace with log burner.

Dining Room 15'10" x 8'10" (4.84m x 2.71m)



PVC double glazed window to front. Radiator. Laminate flooring.

Kitchen/Breakfast Room 10'10" x 11'5"
(3.31m x 3.49m)



PVC double glazed window to rear. Radiator. Tiled flooring. Matching range of base and eye level units with work surfaces over. Tiled splashbacks. Sink unit with drainer and mixer tap. Built in oven. Integrated electric hob with extractor hood over. Space for fridge freezer. Space and plumbing for dishwasher.

Sun Room 5'6" x 8'10" (1.69m x 2.71m)



PVC double glazed sliding patio doors to rear. Radiator. Tiled flooring.

Utility Room 5'2" x 8'0" (1.60m x 2.44m)



PVC double glazed door to rear. Tiled flooring. Space and plumbing for washing machine. Wall mounted boiler. Radiator. Door to garage.

Cloakroom



PVC double glazed window to rear. Laminate flooring. Radiator. Toilet. Wash hand basin. Tiled splashbacks. Shaver point.

First Floor Landing 13'3" x 9'3" (4.05m x 2.83m)



PVC double glazed window to front. Radiator. Airing cupboard housing hot water cylinder with slatted shelving. Doors to bedrooms and bathroom.

Bedroom 1 12'10" x 10'1" (3.92m x 3.09m)



PVC double glazed window to rear. Radiator. Fitted bedroom furniture comprising overhead storage unit, 2 double wardrobes, single wardrobe and bedside chests.

En-suite

Fitted with a two piece suite comprising Toilet. Wash hand basin. Tiled splash back.

Bedroom 2 12'3" x 8'11" (3.75m x 2.73m)



PVC double glazed window to rear. Radiator. Laminate flooring.

Bedroom 3 8'7" x 11'11" (2.62m x 3.64m)



PVC double glazed window to front. Radiator. Laminate flooring.

Bedroom 4 9'3" x 10'0" (2.82m x 3.05m)

PVC double glazed window to front. Radiator. Laminate flooring.

Bathroom 8'1" x 9'7" (2.47m x 2.94m)

PVC double glazed window to rear. Fully tiled walls. Tiled flooring. Radiator. Toilet. Wash hand basin. Roll top bath with central telephone mixer tap. Fully tiled shower cubicle with fitted thermostatic shower over.

Outside

The front of the property has an in and out gravelled driveway providing off road parking and leading to the single garage. Lawn area. The rear garden is enclosed by timber fencing. Lawn area with mature hedges. Patio area. Outside lighting.

Garage 14'9" x 12'7" (4.51m x 3.86m)

Electric vehicular door to front. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE11 3PA

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

The property has had work done to the back right corner of the building and has since undergone remedial work. This has now been finished and signed off. The vendor has all documentation.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: D

Annual charge: No

Property construction: Brick built (The property has had work done to the back right corner of the building and has since undergone remedial work. This has now been finished and signed off. The vendor has all documentation)

Electricity supply: Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Oversized Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Flash flooding in properties close by in 2022. Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: E54

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

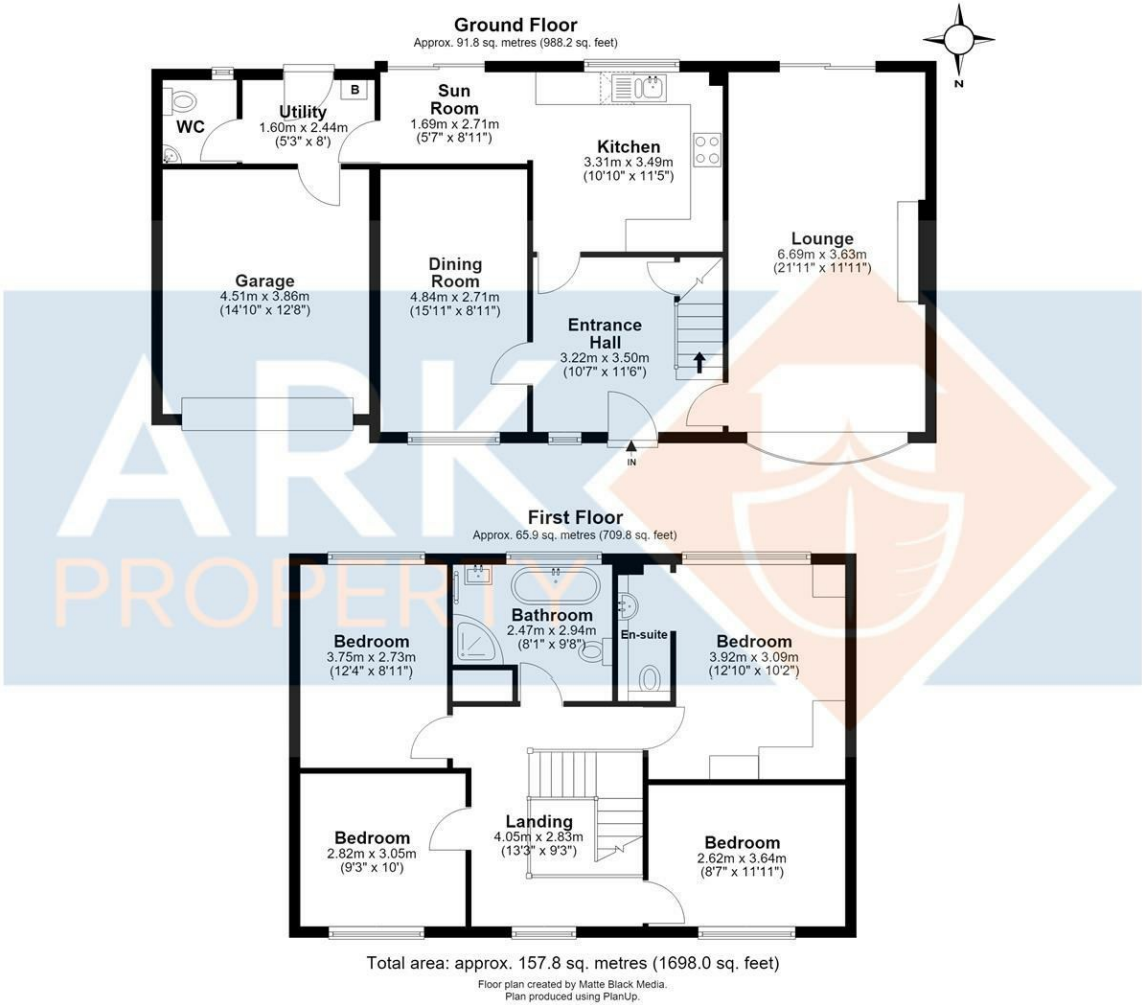
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

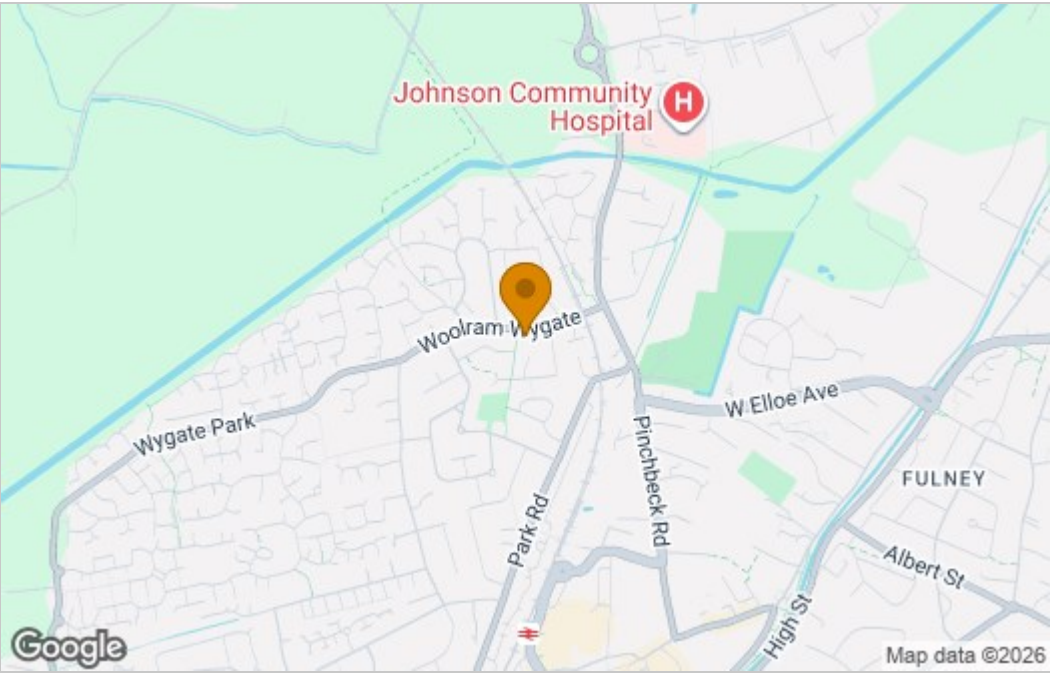
Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

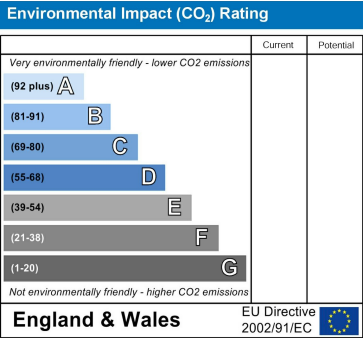
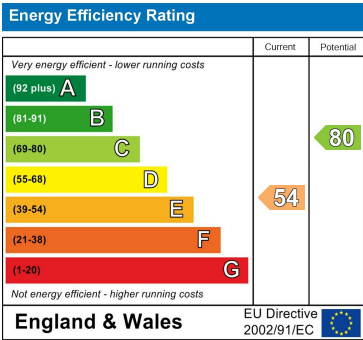
Floor Plan



Area Map



Energy Efficiency Graph



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