ARK PROPERTY









30 Wintergold Avenue, Spalding, PE11 3FT

£315,000

- Great size bedrooms
- Sociable kitchen breakfast room
- Popular location of Woolram Wygate
- Double Garage and driveway
- Two bathrooms
- Large bedroom one with en-suite and built in wardrobes
- Two great size reception rooms
- NO FORWARD CHAIN

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Located in the highly sought after area of Woolram Wygate, this spacious four bedroom family home is offered for sale with no forward chain.

Boasting a well-designed, flowing layout and generously proportioned rooms throughout, this property offers a warm and welcoming feel from the moment you step inside. Upstairs, you'll find four excellent-sized bedrooms, with the impressive principal bedroom featuring a convenient en-suite, along with an exceptional amount of built in storage that truly sets it apart.

Outside, the property benefits from a substantial double garage, providing excellent parking and storage space.

This fantastic family home is ready for its next owners. Contact us today to arrange your viewing and discover everything it has to offer.

Entrance Hall



Upvc door with side panel to front, wood effect laminate flooring, radiator and staircase

Lounge 19'1" x 11'11" (5.84 x 3.64)





Bay Upvc window to front, fireplace which has been disconnected (told by previous owners) dado rail and large opening through dining room

Dining Room 12'1" x 10'4" (3.70 x 3.15)



Great size dining room with French doors leading to the garden

Kitchen Breakfast Room 18'0" x 12'1" (5.50 x 3.70)





Matching wall and base units with worktop over, stainless steel sink drainer with mixer tap, eye level electric oven, gas five hob ring with extractor over, integrated dishwasher, integrated fridge freezer and laminate flooring. Two upvc windows over looking the rear garden

Utility Room 7'8" x 7'8" (2.36 x 2.36)

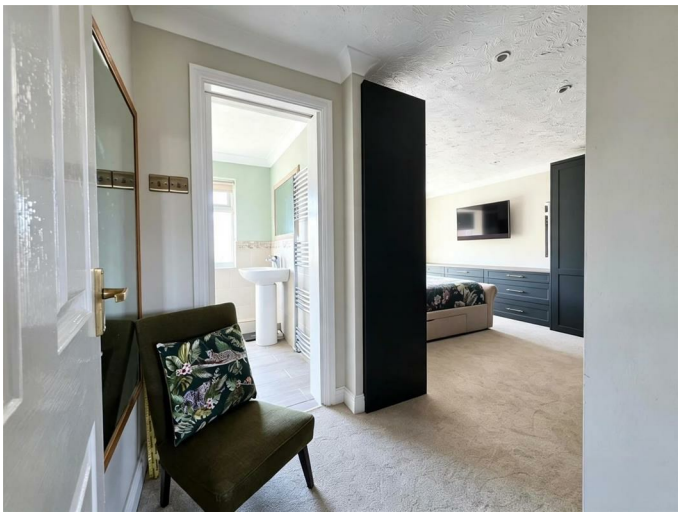


Base units with worktop over, plumbing for washing machine and space for tumble dryer, Upvc door to side and door leading to integral double garage

Cloakroom 3'2" x 7'10" (0.97 x 2.39)

Upvc window to rear, toilet and wash hand basin

First Floor Landing



Loft access, built in airing cupboard with hot water cylinder

Bedroom 1 16'2" x 15'10" (4.95 x 4.85)



Bay Upvc window to front, radiator, built in wardrobes around bed area, drawer units and further wardrobes

En-suite 7'0" x 6'3" (2.15 x 1.92)



Upvc window to front, wash hand basin, toilet, corner shower cubicle, partially tiled, heated towel rails and tiled flooring

Bedroom 2 13'6" x 11'11" (4.12 x 3.65)



Upvc window to rear, built in wardrobes around bed area

Bedroom 3 14'3" x 9'5" (4.35 x 2.88)



Upvc window to rear

Bedroom 4 12'8" x 9'4" (3.87 x 2.87)



Upvc window to front

Bathroom 8'9" x 7'0" (2.68 x 2.14)



Upvc window to rear, bath with shower over, toilet, wash hand basin, shaver point and radiator

Double Garage 17'9" x 16'7" (5.43 x 5.06)

Door from utility room to double garage, two up and over garage doors

Outside



Front - Large gravel driveway suitable for three vehicles, lawn area and path leading to front door and side gate

Rear - Great size patio area, lawn, well established bushes and side gate

Property Postcode

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

Additional Information

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

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.

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.

Verified Material Information

Tenure: Freehold
Council tax band: E
Annual charge: None
Property construction: Standard construction
Electricity supply: Not known
Solar Panels: No
Other electricity sources:
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas central heating
Heating features: Fireplace is disconnected
Broadband: As stated by Ofcom,
Mobile coverage: As stated by Ofcom, - Not known

Parking: Double garage and Driveway
Building safety issues: no
Restrictions: no
Public right of way: no
Flood risk: no
Coastal erosion risk: no
Planning permission: n/a
Accessibility and adaptations: no
Coalfield or mining area: no
Energy Performance rating: C74

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.

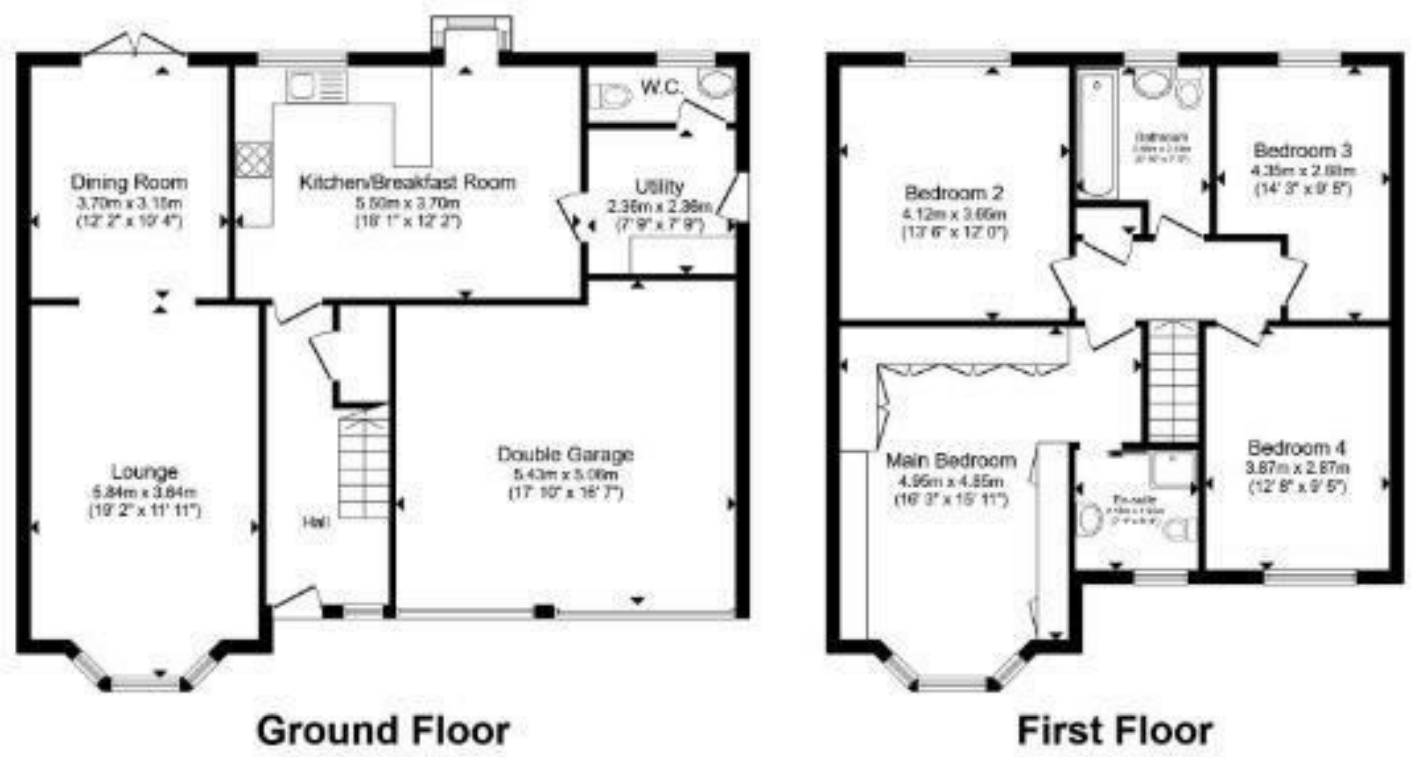
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

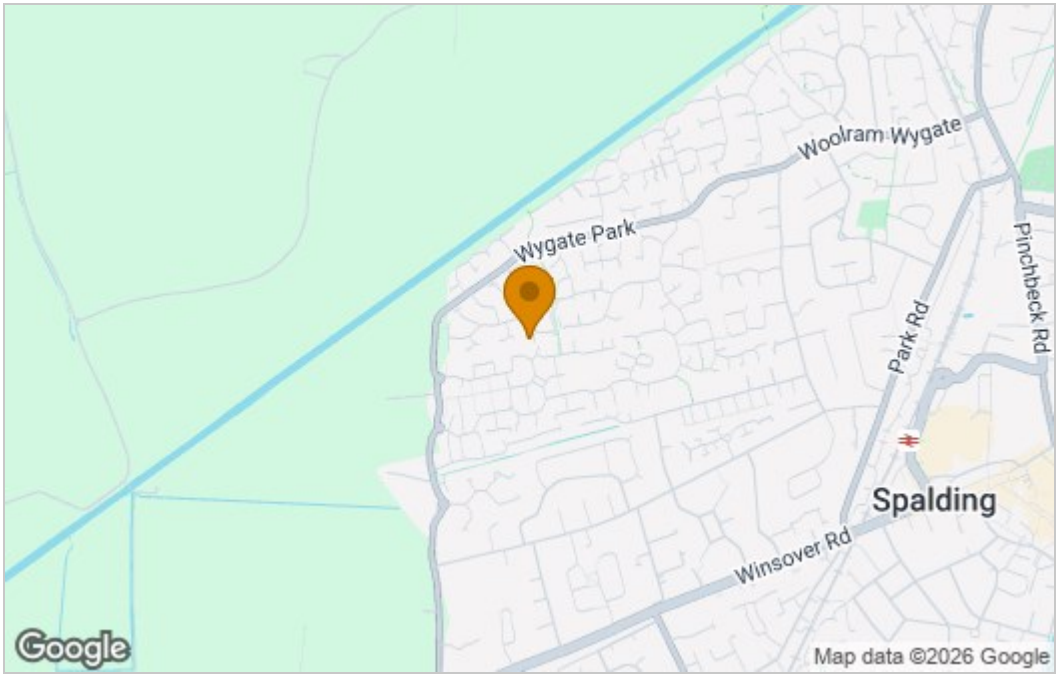
Disclaimer

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

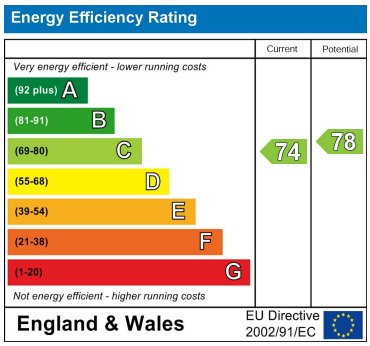
Floor Plan

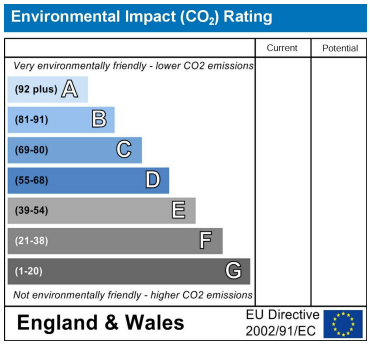


Area Map



Energy Efficiency Graph





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