



12 Wintergold Avenue, Spalding, PE11 3FT

£190,000

- Garage and off road parking
- Conservatory to rear
- Open kitchen to diner
- Good size rear garden
- Popular area of Spalding
- Within a short walk of local amenities
- Neutral decor throughout
- Well presented internally

Located in the sought-after area of Woolram Wygate, this well-presented three-bedroom semi-detached home offers modern living with a spacious and flowing layout. The property has been carefully maintained and is tastefully decorated in neutral tones throughout, creating a bright and welcoming atmosphere.

The home features a generously sized conservatory that overlooks a well-proportioned rear garden, providing an ideal space for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance Hall

UPVC door to front. Radiator. Stairs to first floor landing.

Lounge 14'10" x 11'5" (4.53m x 3.48m)



UPVC window to front. Radiator. Understairs storage cupboard.

Kitchen 9'0" x 7'6" (2.75m x 2.29m)



UPVC window to rear. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Tiled splash backs. 4 ring gas hob with extractor hood over. Built in oven and grill. Space and plumbing for washing machine. Space for fridge/freezer. Vinyl flooring.

Dining Room 9'1" x 6'9" (2.78m x 2.07m)



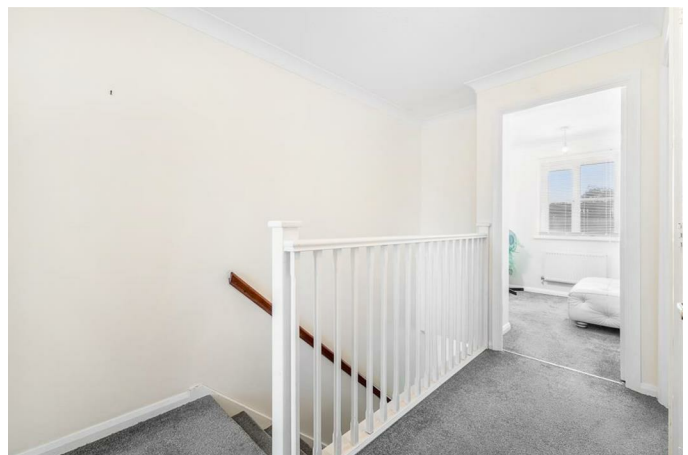
Sliding patio doors to rear. Radiator. Vinyl flooring.

Conservatory 9'8" x 7'4" (2.95m x 2.26m)



Of brick and UPVC construction. Wall heater. Tiled flooring. Doors to garden.

First Floor Landing 9'9" x 6'5" (2.99m x 1.98m)



Doors to bedrooms and bathroom. Airing cupboard.

Bedroom 1 13'1" x 8'1" (4.00m x 2.47m)



UPVC window to front. Radiator. Built in wardrobe

Bedroom 2 9'0" x 8'1" (2.75m x 2.47m)



PVC double glazed window to rear. Radiator.

Bedroom 3 8'6" x 6'5" (2.61m x 1.98m)



UPVC window to front. Radiator.

Bathroom 5'7" x 6'5" (1.72m x 1.98m)



UPVC window to rear. Panelled bath. Wash hand basin. Toilet. Shaver point. Extractor fan.

Outside



The front of the property has a gravel driveway leading to the single garage. Pathway leading to the front door.

The rear garden is enclosed by timber fencing. Lawn area. Patio area. Timber shed.

Garage 16'4" x 9'1" (5.00m x 2.78m)

Up and over vehicular door to front. Power and light connected.

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.

Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: No

Property construction: Brick built

Electricity supply: Eon

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 Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: 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: D87

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.

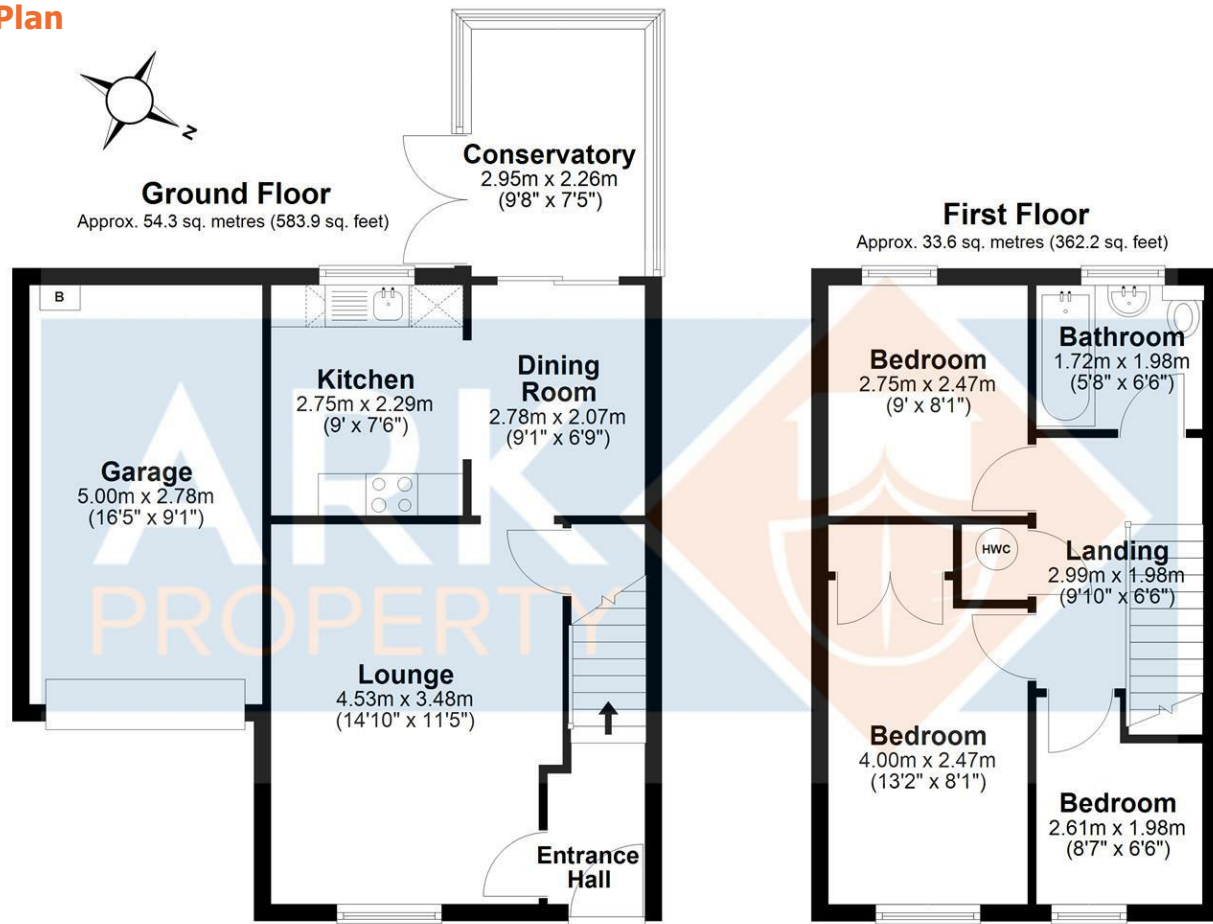
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

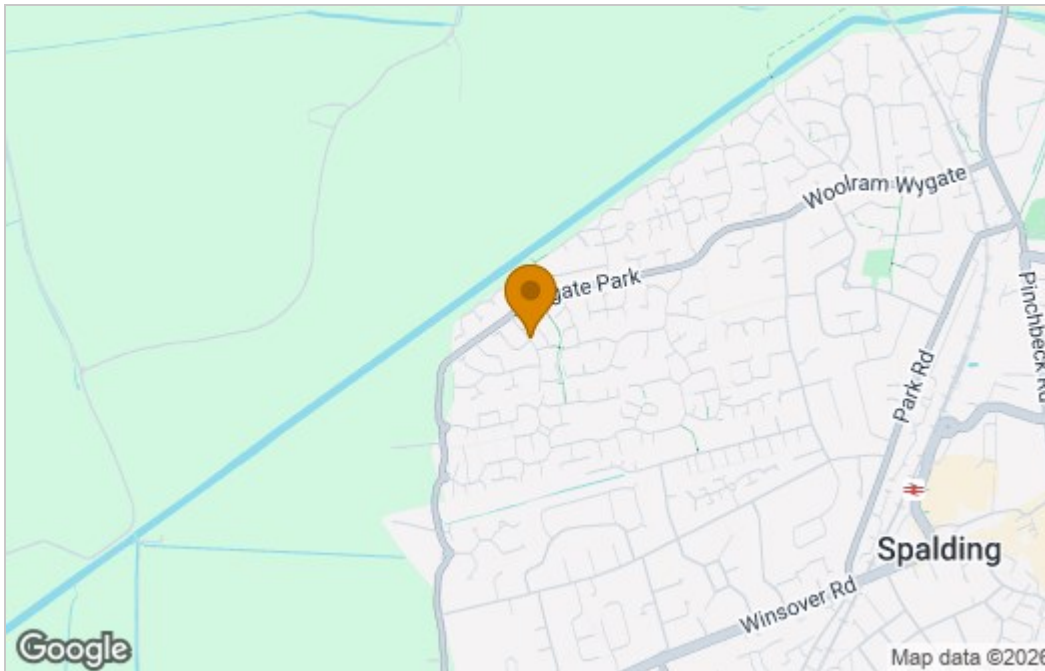
Floor Plan



Total area: approx. 87.9 sq. metres (946.1 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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