



## 24 Woolram Wygate, Spalding, PE11 1PB

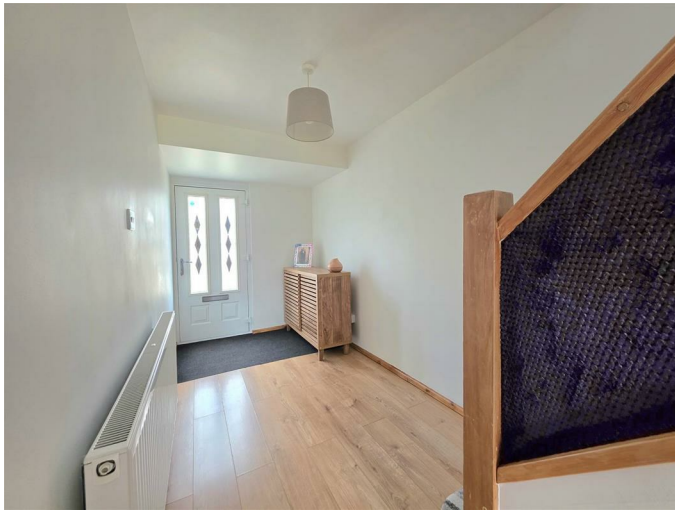
**£249,000**

- Semi Detached Home
- Single Garage and Off Road Parking
- Well Presented Throughout
- Fully Enclosed Rear Garden
- Popular Residential Location
- Viewing is Highly Advised
- Three Bedrooms
- Open Plan Living and Dining Area

Located in a popular residential area, close by to local amenities, Primary and Secondary Schools and within close proximity to Spalding Town Centre. The property is welcomed by a large driveway providing ample off road parking, fully enclosed rear garden and well presented throughout. Comprises of entrance hallway, kitchen, utility room, cloakroom and living diner. To the first floor is three bedrooms and bathroom.

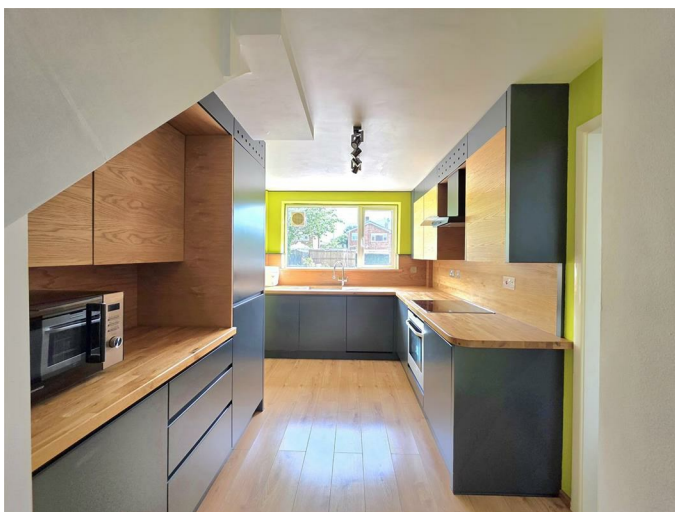
Call today to get your viewing booked in!

**Entrance Hallway 16'1" x 5'11" (4.92 x 1.81)**



Composite door to front aspect. Skimmed ceiling. Laminate flooring. Stairs to first floor landing. Radiator. Under stairs storage area.

**Kitchen 12'0" x 8'3" (3.66 x 2.52)**



Upvc window to rear aspect. Base and wall units

with solid wood worksurface over. Composite inset sink with chrome mixer tap over. Four ring electric hob and electric oven with extractor over. Integrated fridge freezer and dishwasher. Radiator. Laminate flooring. Spot lighting.



**Utility Room 7'1" x 5'4" (2.17 x 1.65)**



Composite door to rear garden. Tiled flooring. Built in full height storage with space and plumbing for washing machine. Skimmed ceiling. Door to garage.

**Cloakroom**

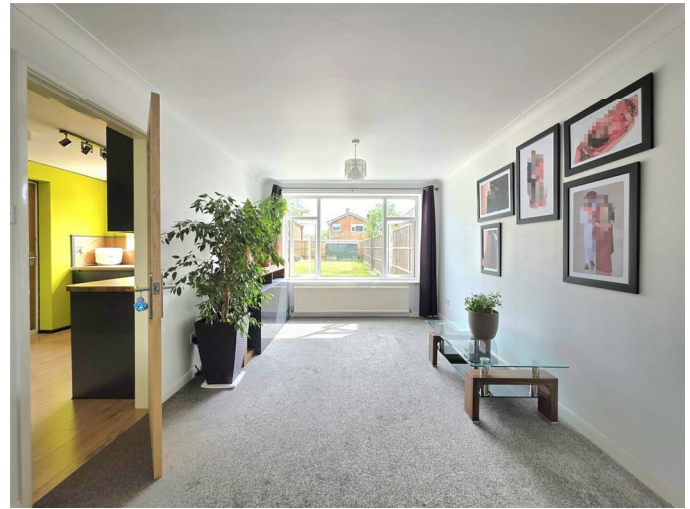


Tiled flooring. Toilet. Wash hand basin. Extractor fan.

**Living Diner 23'9" x 12'0" (7.24 x 3.66)**



Pvcu window to front and rear aspect. Radiators. Feature fireplace with wood mantle.



**Landing 8'11" x 7'1" (2.73 x 2.16)**



Upvc window to side elevation. Loft Access. Skimmed ceiling. Built in storage.

**Bedroom One 11'10" x 11'0" (3.62 x 3.36)**



Upvc window to front elevation. Radiator. Skimmed ceiling. Built in wardrobe.

**Bedroom Two 11'9" x 10'8" (3.59 x 3.26)**



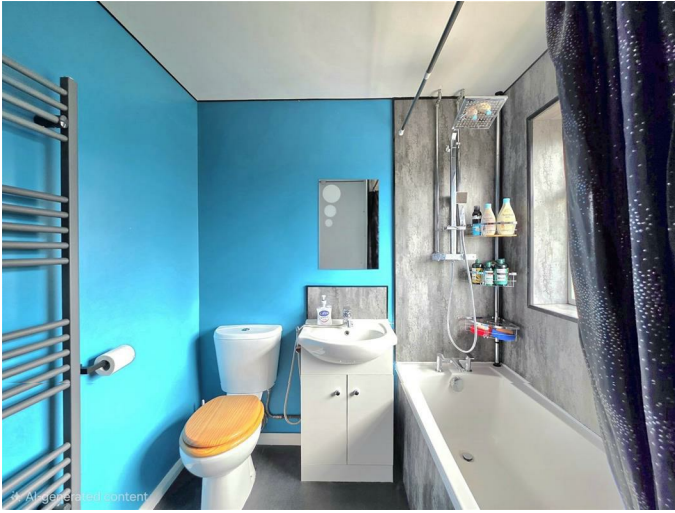
Upvc window to rear elevation. Radiator. Skimmed ceiling.



**Bedroom Three 8'10" x 7'0" (2.71 x 2.15)**



Upvc window to front elevation. Radiator. Skimmed ceiling.



### Bathroom 7'4" x 6'7" (2.24 x 2.01)

Upvc window to rear elevation. Three piece bathroom suite comprising of; Bath with chrome mixer tap, thermostatic shower with rainwater head and hand held attachment over. Aqua board splash back. Sink set in to vanity unit with splash back. Toilet. Vinyl flooring. Grey towel rail. Airing cupboard housing boiler.



### Garage 17'0" x 8'2" (5.20 x 2.49)

Up and over door to front. Boarded ceiling. Resin paint floor. Power and lighting. Fitted worktop.

### Front Garden

Well maintained and low maintenance front garden providing a paved driveway leading to the single garage. Gravel and shrubbery borders. Gated side access to rear garden.

### Rear Garden

Mainly laid to lawn, enclosed by timber panel fencing and mature shrubbery borders.

### Property Postcode

For location purposes the postcode of this property is: PE11 1PB

### 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: EDF

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: C72

### Additional Information

PLEASE NOTE:

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

### 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

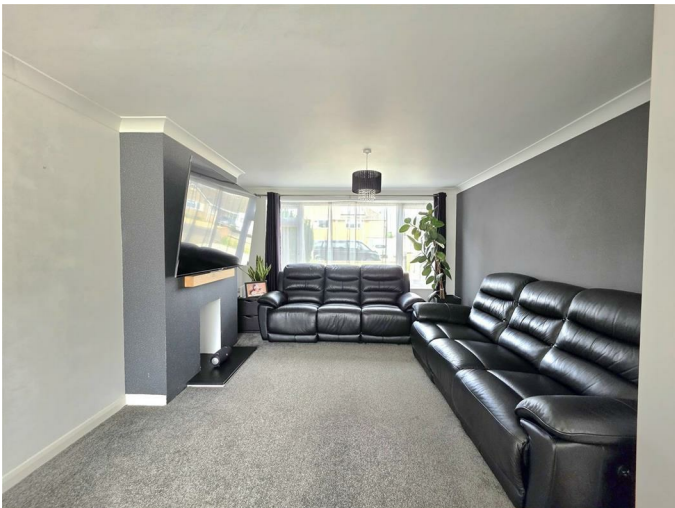
We can also offer full Financial and Solicitor services.

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

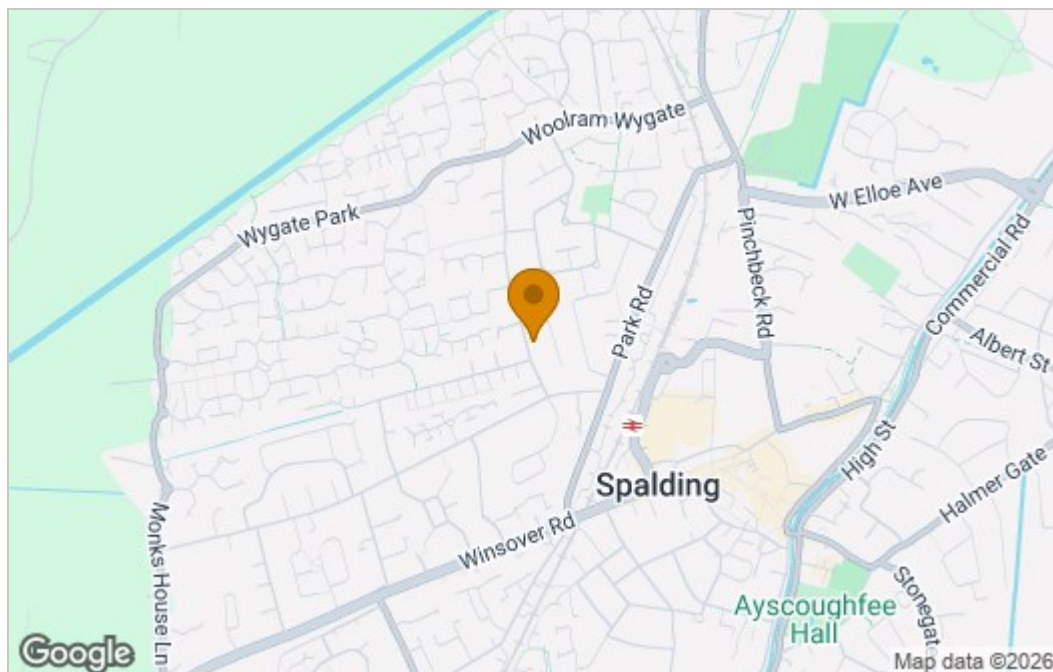


GROUND FLOOR

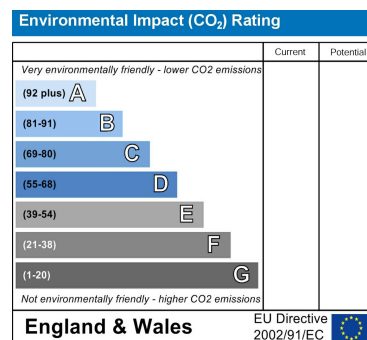
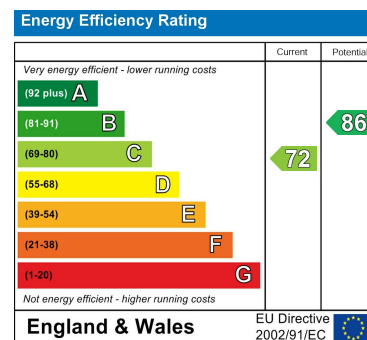


1ST FLOOR

### Area Map



### Energy Efficiency Graph



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