



6 Woolram Wygate, Spalding, PE11 1NX

£250,000

- Popular location of Spalding
- Easy flowing layout
- Neutral decor throughout
- Great size four piece bathroom suite
- Modern kitchen

- Large car port
- Oversized garage with other outbuildings
- Within easy access of local amenities
- No forward chain
- Register with Ark for all new listings

This spacious, neutrally decorated bungalow offers comfortable living, a modern kitchen and a generously sized bathroom, with a fantastic flow throughout.

However, it's the outside space that really sets this property apart! Featuring a large carport leading to an oversized garage and workshop, it's an ideal opportunity for someone who loves tinkering, working on projects or simply needs plenty of space for hobbies and storage.

With so much potential to make it your own, this property could be a real dream for the right buyer.

Looking for space, potential and room to pursue your passions? This could be the one for you!

Entrance Porch

Entrance door leading to hallway.

Hallway 7'11" x 7'1" (2.42m x 2.18m)



Loft access. Radiator. Wood effect flooring.

Lounge 19'3" x 12'5" (5.89m x 3.79m)



Windows to front and sides. Feature fireplace with surround. Radiator. Wood effect flooring.

Kitchen 10'11" x 9'2" (3.35m x 2.81m)



Window to side. Door to rear. Fitted with a matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Tiled splash back. Four ring gas hob with extractor hood over. Built in eye level oven and grill. Integrated dishwasher. Integrated fridge/freezer. Tiled flooring.

Utility 8'11" x 14'5" (2.74m x 4.41m)



Windows to side. Door to rear. Radiator. Base units with work surface over. Space and plumbing for washing machine.

Bedroom 1 11'11" x 12'10" (3.65m x 3.93m)



Window to front and side. Built in wardrobes. Radiator. Wood effect flooring.

Bedroom 2 11'10" x 12'5" (3.63m x 3.80m)



Window to rear. Radiator. Built in wardrobe. Wood effect flooring.

Bedroom 3 7'11" x 8'10" (2.42m x 2.71m)



Window to side. Radiator. Wood effect flooring.

Bathroom 7'11" x 8'10" (2.42m x 2.70m)



Two windows to side. Panelled bath. Corner shower

cubicle. Wash hand basin. Toilet. Heated towel rail. Extractor fan. Vinyl flooring.

Lean to 45'8" x 11'2" (13.92m x 3.42m)



Windows to side. Vehicular door and pedestrian door to front. Sliding patio door to rear.

Garage 19'8" x 18'3" (6.00m x 5.57m)



Power and light connected.

Workshop 20'9" x 11'2" (6.34m x 3.42m)

Door and window to front. Power and light connected.

Outside

The front of the property has an enclosed driveway with brick piers and metal railings. Lawn area. Established trees and shrubs. The rear garden has a patio area.

Property Postcode

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

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: Not known

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, Car Port and 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: D62

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

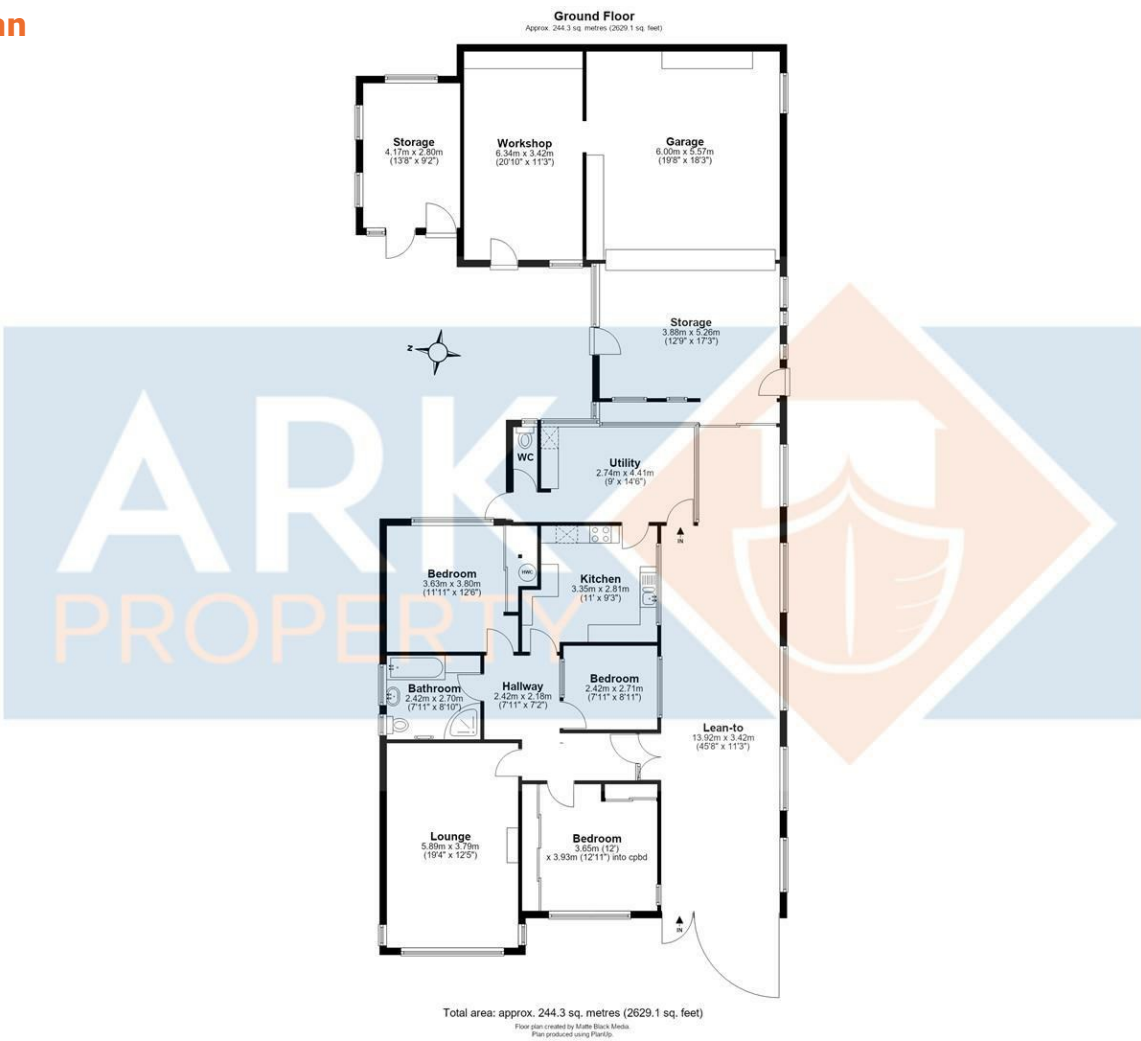
We can also offer full Financial and Solicitor services.

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.

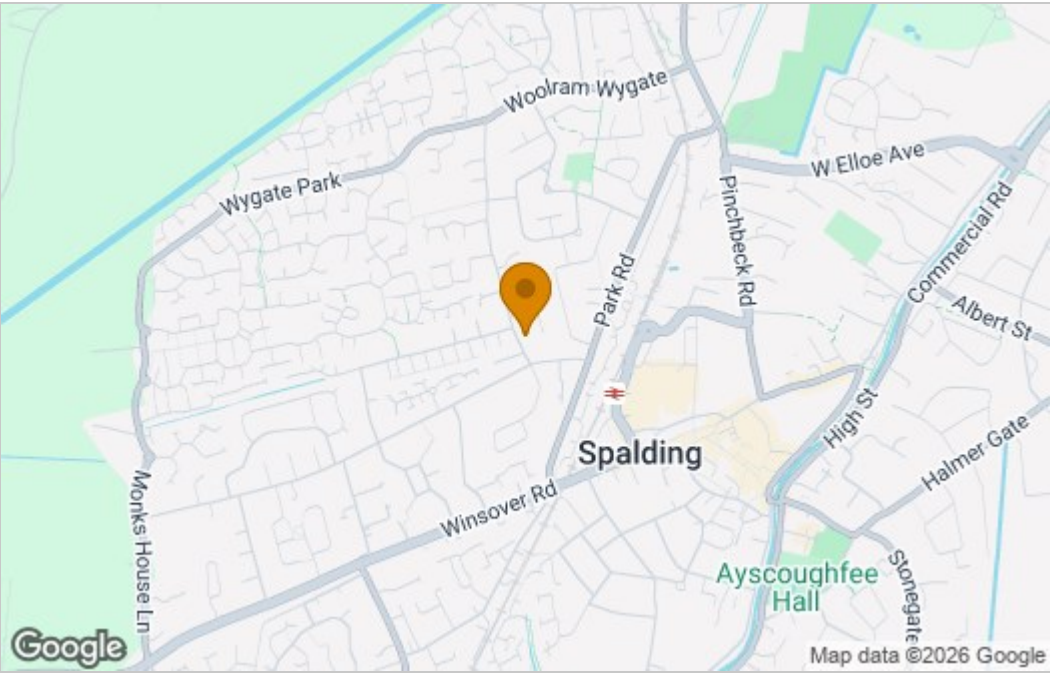
Disclaimer

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.

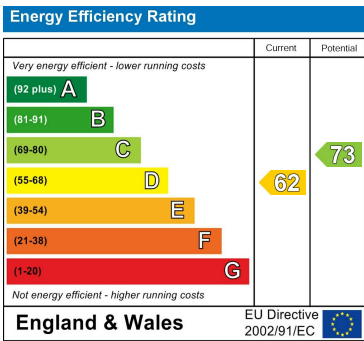
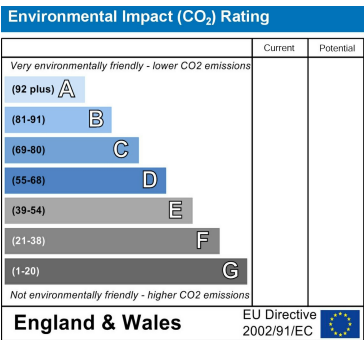
Floor Plan



Area Map



Energy Efficiency Graph



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