



## 24 St Annes Way, Spalding, PE11 3PN

**£325,000**

- Spacious living space
- One off bungalow
- En-suite and dressing room to main bedroom
- Outbuildings
- Ample off parking for vehicles and camper van
- Well presented throughout
- Private rear garden
- Popular estate location

Perfectly located for easy access to the town centre and within walking distance of local amenities, this unique bungalow is situated on the popular Woolram Wygate estate on St Anne's Way. This one-of-a-kind bungalow offers a different layout from most properties in the area, providing generous living space throughout. The property truly stands out, particularly when you see the impressive external areas.

A separate driveway to the side provides excellent space for additional parking, ideal for a caravan or multiple vehicles. To the rear, you will find two outbuildings that offer fantastic versatility, perfect for use as a home office, bar, gym, or hobby space.

Early viewing is highly recommended to fully appreciate everything this unique bungalow has to offer. Book your viewing today.

### Entrance Hall



PVC double glazed door. Wood effect flooring. Radiator. Loft access. Built in storage cupboard.

### Cloakroom

Window to side. Built in shelving.

### Lounge 10'11" x 17'1" (3.35m x 5.23m)



Two PVC double glazed window to front. Radiator. Feature wall with electric fireplace. Built in storage unit with pelmet lights.

### Dining Room 10'4" x 8'11" (3.15m x 2.72m)



Vertical radiator. Laminate wood flooring. French doors to conservatory.

### Conservatory 7'8" x 9'7" (2.34m x 2.93m)

Wooden with glazed units and ploy carbonate roof. French doors to rear. Tiled floor.

### Kitchen 16'3" x 7'3" (4.96m x 2.21m)



PVC double glazed window to front. Matching wall and base units with roll edge work surface. Tiled splashback. Radiator. Sink unit with drainer and mixer tap. Integrated double fridge/freezer. Built in dishwasher. Built in eye level oven and grill. Built in microwave. Electric hob with extractor hood. Tiled flooring.

**Utility Room 6'3" x 7'8" (1.92m x 2.34m)**



PVC double glazed window and door to rear. Matching base and eye level units with work surfaces over. Sink unit with mixer tap. Tiled splash backs. Space and plumbing for washing machine. Space for tumble dryer. Extractor fan. Vertical radiator.

**Study/Bedroom 3 10'2" x 7'6" (3.11m x 2.31m)**



French doors to rear. Built in mirrored sliding door cupboard. Vertical radiator.

**Bedroom 1 11'3" x 9'10" (3.45m x 3.02m)**



PVC double glazed French doors to side. Radiator.

Carpeted. Ceiling fan. Dressing room area with built in mirrored sliding door wardrobes with hanging rails and shelving.

**En-suite 4'5" x 6'5" (1.36m x 1.97m)**



PVC double glazed window to rear. Three piece suite comprising toilet and wash hand basin set in vanity unit. Walk in double shower cubicle. Heated towel rail. Extractor fan. Built in storage cupboard. Fully tiled walls. Tiled flooring.

**Bedroom 2 9'2" x 9'9" (2.81m x 2.98m)**

PVC double glazed window to side. Radiator. Built in storage cupboard with shelving.

**Bathroom 10'8" x 7'5" (3.26m x 2.27m)**



PVC double glazed window to rear. Wall mounted heated towel rail. Fully tiled walls. Airing cupboard with shelving. Four piece suite comprising toilet. Twin wash hand basins. Panelled bath. Walk in double shower cubicle with rainfall head and separate shower attachment. Tiled flooring.

## Outside



The front of the property has a driveway giving off road parking and leading to the garage. Side access to rear garden.

The rear garden is fully enclosed by timber fencing. Laid to lawn. Patio area.

Timber Store: 4.92m x 2.51m with sliding patio doors.

## Garage 8'6" x 16'6" (2.60m x 5.03m)

The property benefits from a single garage. Up and over door. Power and light connected.

## Studio



Kitchen area: 2.24m x 2.21m Window to side. Matching base and eye level units with work surfaces over. Space for fridge/freezer. Laminate wood flooring.

Studio area: 2.24m x 1.71m Sliding patio doors to garden. Laminate wood flooring.

## Property Postcode

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

## 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: C

Annual charge: No

Property construction: Brick built

Electricity supply: Ovo

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: Need to get building regulations signed off for the garage conversion.

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. Need to get building regulations signed off for the garage conversion.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D65

### **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.

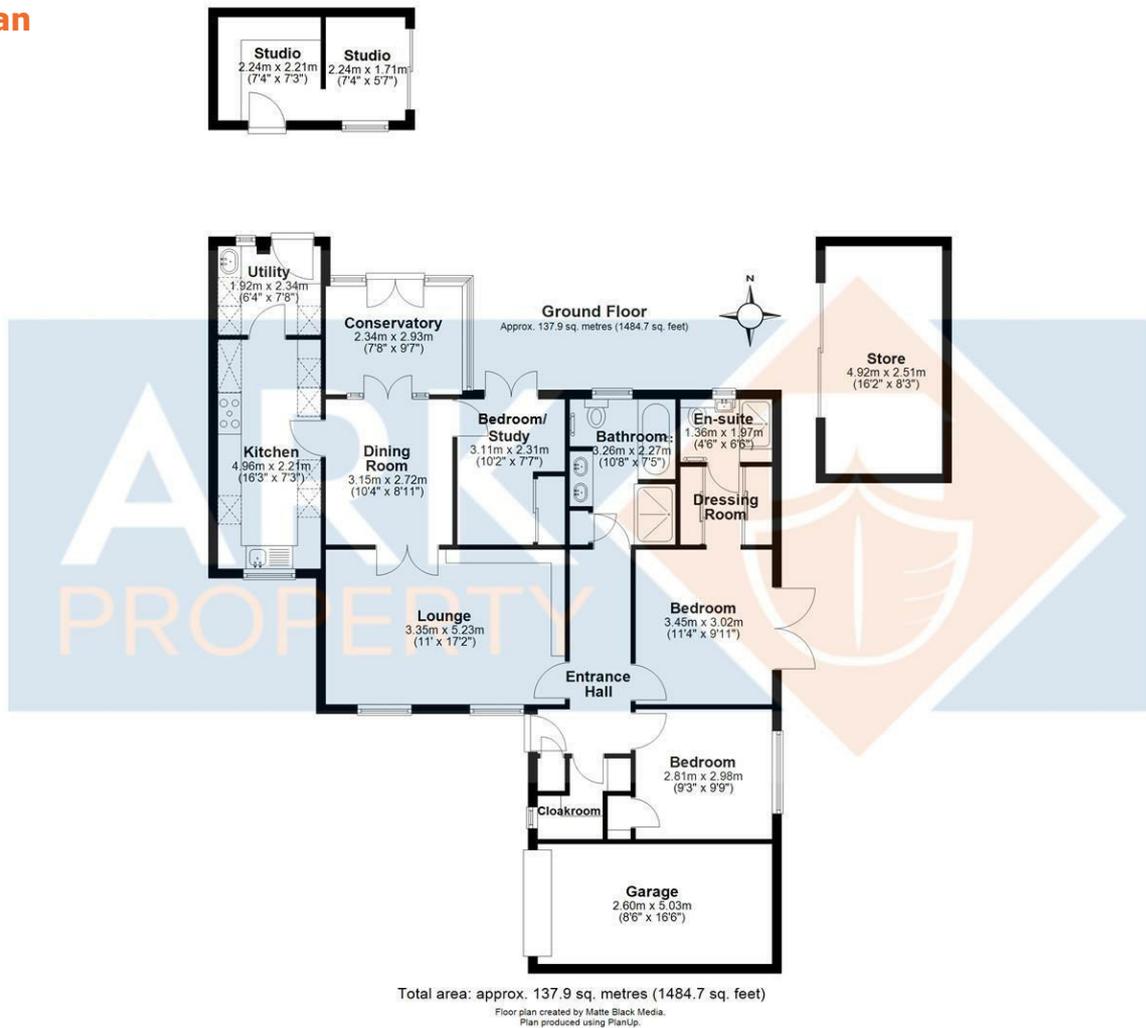
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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**

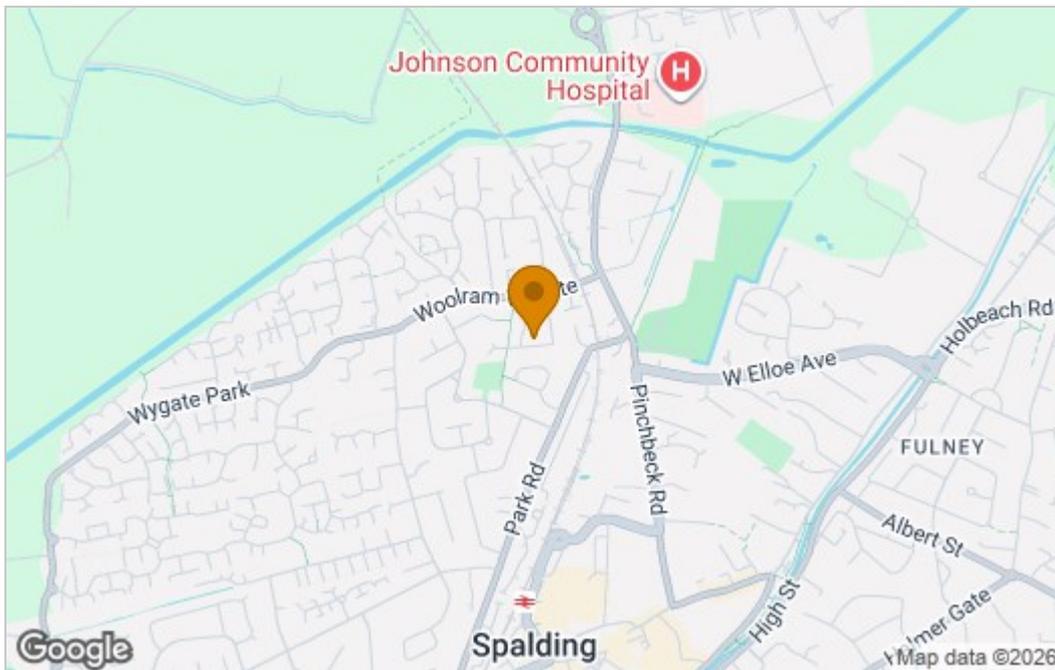
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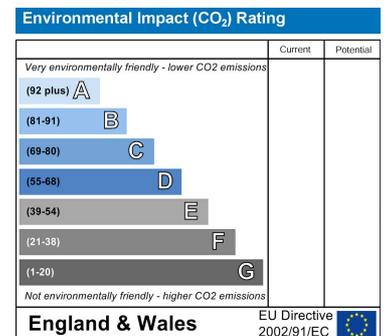
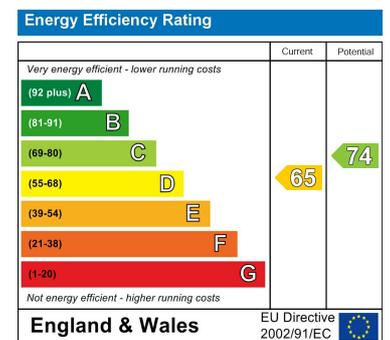
## Floor Plan



## Area Map



## Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ  
Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

