



14 Witham Road, Spalding, PE11 3WT

£175,000

- Within easy access of local amenities
- Well presented internally
- Popular estate location
- Low maintenance rear garden
- Neutral decor throughout
- En-suite to main bedroom
- Garage and parking to rear
- Within close proximity to local Schools
- No chain

Situated on the sought-after Woolram Wygate estate, this well-presented home is an ideal step onto the property ladder for first-time buyers. Offered with no onward chain, it features a neutral décor throughout, making it ready to move straight into. The main bedroom includes an en-suite, and outside you'll find a low-maintenance garden, garage, and rear parking for added convenience.

Entrance Hall



Composite entrance door to front. Stairs to first floor landing. Radiator. Wood effect flooring.

Lounge 12'7" x 14'11" (3.86 x 4.55)



French doors opening to rear garden with glazed side panels. Radiator. Carpeted.

Kitchen 9'3" x 7'6" (2.84 x 2.31)



Upvc window to front. Base and wall units with work surface over. Fitted eye level oven and grill. Gas hob with stainless steel splashback and extractor over. Stainless steel sink with drainer and mixer tap over. Integrated dishwasher. Integrated fridge/freezer. Integrated washer/dryer. Spot lighting. Wood effect flooring.

Cloakroom 6'3" x 2'11" (1.92 x 0.89)



Upvc window to front. Toilet. Wash hand basin with tiled splash back. Radiator. Wood effect flooring.

First Floor Landing 6'5" x 7'1" (1.96 x 2.17)



Upvc window to side. Loft access. Carpeted. Airing cupboard.

Bedroom 1 9'3" x 10'2" (2.84 x 3.10)



Upvc window to front. Carpeted. Radiator. Built in wardrobe.

En-suite 6'2" x 4'6" (1.89 x 1.38)



Upvc window to front. Vinyl flooring. Radiator. Shaving point. Wash hand basin. Toilet. Shower cubicle. Part tiled walls.

Bedroom 2 10'10" x 7'6" (3.32 x 2.31)



Upvc window to rear. Carpeted. Radiator.

Bathroom 6'1" x 7'1" (1.86 x 2.16)



Upvc window to rear. Vinyl flooring. Part tiled walls. Toilet. Wash hand basin. Bath with hand held shower attachment over. Shaver point.

Outside



To the front there is a paved pathway leading to the front door.

To the rear is a fully enclosed low maintenance rear garden. Patio area ideal for seating and entertaining and lawn area. Pathway leading to the rear with access to the garage.

Garage



Up and over vehicular door. Power and light connected.

Property Postcode

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: B

Annual Charge: £150 per year payable to RMG

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 but None over 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: 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: C79

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.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

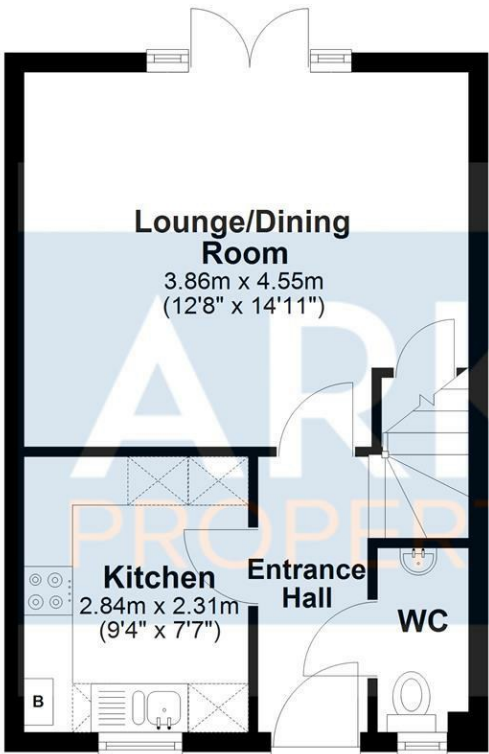
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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

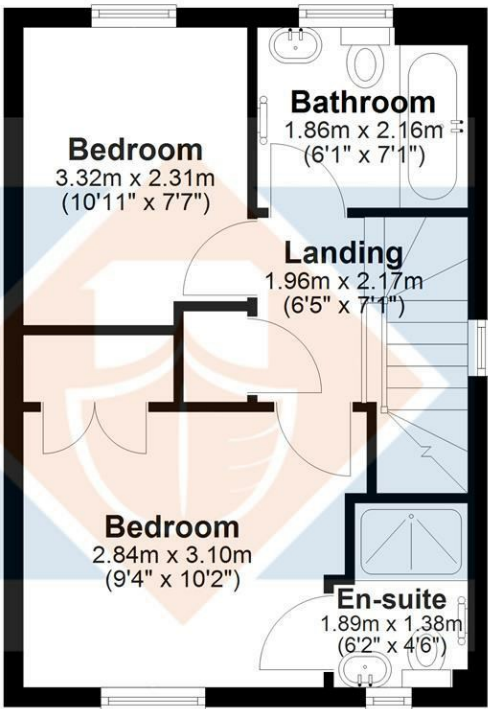
Ground Floor

Approx. 31.0 sq. metres (334.0 sq. feet)



First Floor

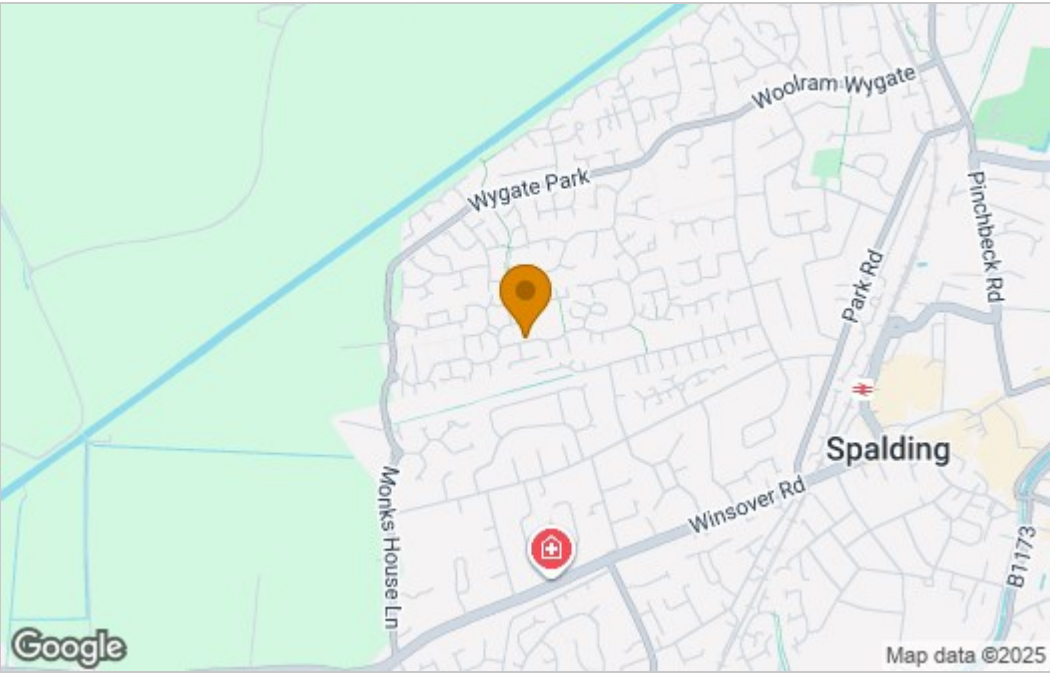
Approx. 32.3 sq. metres (348.2 sq. feet)



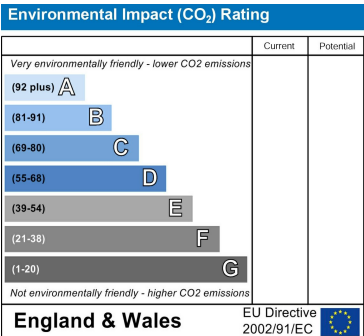
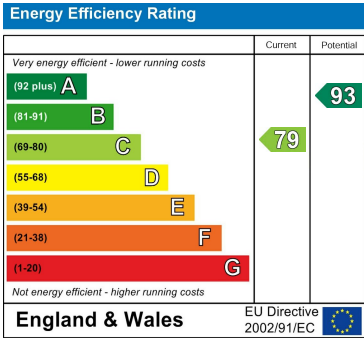
Total area: approx. 63.4 sq. metres (682.1 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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