



## **43 Woolram Wygate, Spalding, PE11 1PB**

**£2,000 Per Calendar Month**

Situated in the desirable area of Woolram Wygate, Spalding, this executive four-bedroom detached home is now available to let.

Currently undergoing refurbishment, the property offers spacious and modern accommodation throughout.

The property opens into a bright and spacious hallway, leading to two reception rooms, a newly refitted kitchen/diner with patio doors opening out to the garden, and a practical utility room. A generous living room also features patio doors providing access to the rear garden, and a convenient downstairs cloakroom completes the ground floor. Upstairs, there are four well-proportioned bedrooms, including a master with en-suite, a modern family bathroom, and a spacious landing. Outside, the fully enclosed rear garden offers a private outdoor space, while additional benefits include gas central heating, a double garage—one of which has been converted into an office—and off-road parking.

£2307.69 deposit. Council Tax Band F. Available end of July.

**Entrance Hall**

Laminate flooring, stairs leading to first floor, sockets.

**Reception Room One**

Laminate flooring, skimmed ceiling, window to the front aspect, patio doors to rear aspect, radiator.

**Reception Room Two/Study**

Window to side aspect, radiator, carpeted, fitted mirrors.

**Kitchen**

Windows to the rear aspect, patio door to rear aspect. Tiled flooring. Base and wall units with black work surface. Stainless steel sink with mixer tap. Range cooker. Radiator.

**Utility Room**

Windows to the side aspect, door to rear aspect. Tiled flooring. Base and wall units with black work surface. Boiler.

**Cloakroom**

Wash hand basin with tiled splashback. Toilet. Laminate flooring.

**Bedroom One**

Window to rear aspect, carpeted, radiator, skimmed ceiling, built in wardrobes.

**En-Suite**

Window to side aspect, three piece suite comprising walk in shower, toilet and wash basin.

**Bedroom Two**

Window to rear aspect, carpeted, radiator, skimmed ceiling, built in wardrobes.

**Bedroom Three**

Windows to front aspect, carpeted, radiator, skimmed ceiling.

**Bedroom Four**

Window to front aspect, carpeted, radiator, skimmed ceiling, built in wardrobes.

**Garden**

The rear garden is fully fenced and laid to lawn with a patio area.

**Double Garage**

Both garages have been converted to offices with wood laminate flooring throughout.

**Property Postcode**

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

**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.

**Verified Material Information**

Council tax band: E

Annual charge: N/A

Property construction: Brick

Electricity supply: Mains

Solar Panels: N/A

Other electricity sources: N/A

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast are available

Mobile coverage: As stated by Ofcom, EE is likely over voice and data, Three & Vodafone are limited over voice and data, O2 is limited over voice not available for data.

Parking: Driveway and Double Garage

Building safety issues:

Restrictions: N/A

Public right of way: N/A

Flood risk: Surface water- medium, rivers and the sea- low, 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 for any relevant planning applications in the area.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: To be confirmed



Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

