



21 Sorrel Drive, Spalding, PE11 3GN

£280,000

- Popular estate on Woolram Wygate
- Within easy access of good schools
- En-Suite to main bedroom
- Ample off road parking leading to garage
- Cul de sac location

- Well presented throughout
- Neutrally decorated internally
- Conservatory to rear

Situated on the sought-after Woolram Wygate estate, this immaculately presented three-bedroom detached home offers a fantastic layout and a warm, welcoming feel throughout. Finished in neutral tones, it's move-in ready and perfect for modern living. A bright conservatory overlooks the beautifully landscaped garden, creating a lovely space to relax or entertain. Lovingly maintained, this home is ready for its next owner to simply move in and enjoy.

Entrance Hall 14'3" x 5'11" (4.35m x 1.81m)



UPVC door to front. Stairs to first floor. Tiled flooring. Understairs storage cupboard. Radiator.

Lounge 14'3" x 11'9" (4.35m x 3.60m)



UPVC window to front. Laminate flooring. Radiator.

Kitchen 10'4" x 8'6" (3.15m x 2.61m)



UPVC window to rear. Matching range of base and eye level units with roll edge worksurfaces and tiled splashbacks. Four ring gas hob with oven and grill

under and extractor fan over. Stainless steel sink drainer with mixer tap. Tiled flooring. Radiator. Space for fridge/freezer. Space and plumbing for dishwasher.

Dining Room 10'4" x 9'2" (3.15m x 2.80m)



UPVC French doors to rear with glazed side panels leading to conservatory. Radiator. Tiled flooring.

Utility Room 6'11" x 5'4" (2.11m x 1.65m)



UPVC door to rear. Wall and base units with roll edge worksurface over. Tiled splashbacks. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Radiator. Tiled flooring.

Cloakroom



UPVC window to side. Wash hand basin. Tiled splash back. Toilet. Radiator.

Conservatory 8'6" x 9'6" (2.61m x 2.91m)



UPVC construction with polycarbonate roof. Double doors leading to the garden. Vinyl flooring.

First Floor Landing 10'4" x 7'3" (3.17m x 2.22m)



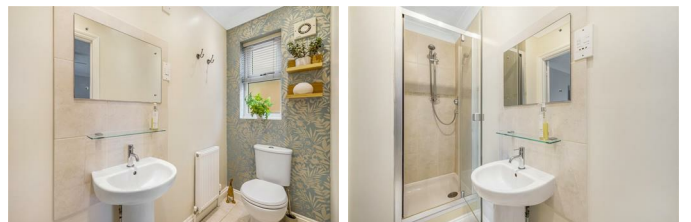
UPVC window to side. Loft access. Airing cupboard with slatted shelving. Carpeted.

Bedroom 1 12'3" x 9'10" (3.74m x 3.02m)



UPVC window to front. Air conditioning unit. Ceiling fan. Radiator. Carpeted.

En-suite 3'2" x 10'6" (0.99m x 3.22m)



UPVC window to side. Extractor fan. Shower cubicle. Pedestal wash basin. Toilet. Tiled splashbacks. Shaver point. Radiator. Tiled flooring.

Bedroom 2 8'10" x 10'7" (2.70m x 3.24m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 3 8'3" x 7'11" (2.54m x 2.42m)



UPVC window to front. Radiator. Carpeted.

Bathroom 6'11" x 7'2" (2.11m x 2.20m)



UPVC window to rear. Roll top bath. Pedestal wash basin. Toilet. Radiator. Tiled flooring. Partially tiled walls. Shaver point. Extractor fan.

Outside



Front Block paved driveway providing off road parking, leading to the single garage. Rear access gate.

Rear: Enclosed by timber fencing. Lawn area with paved patio area and borders. Timber shed.

Garage 16'10" x 8'8" (5.15m x 2.66m)

Up and over vehicular door. Power and light connected. Plumbing for washing machine.

Property Postcode

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

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: C

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

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 Variable 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

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:

warranty in respect of the property. These details are subject to change.

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

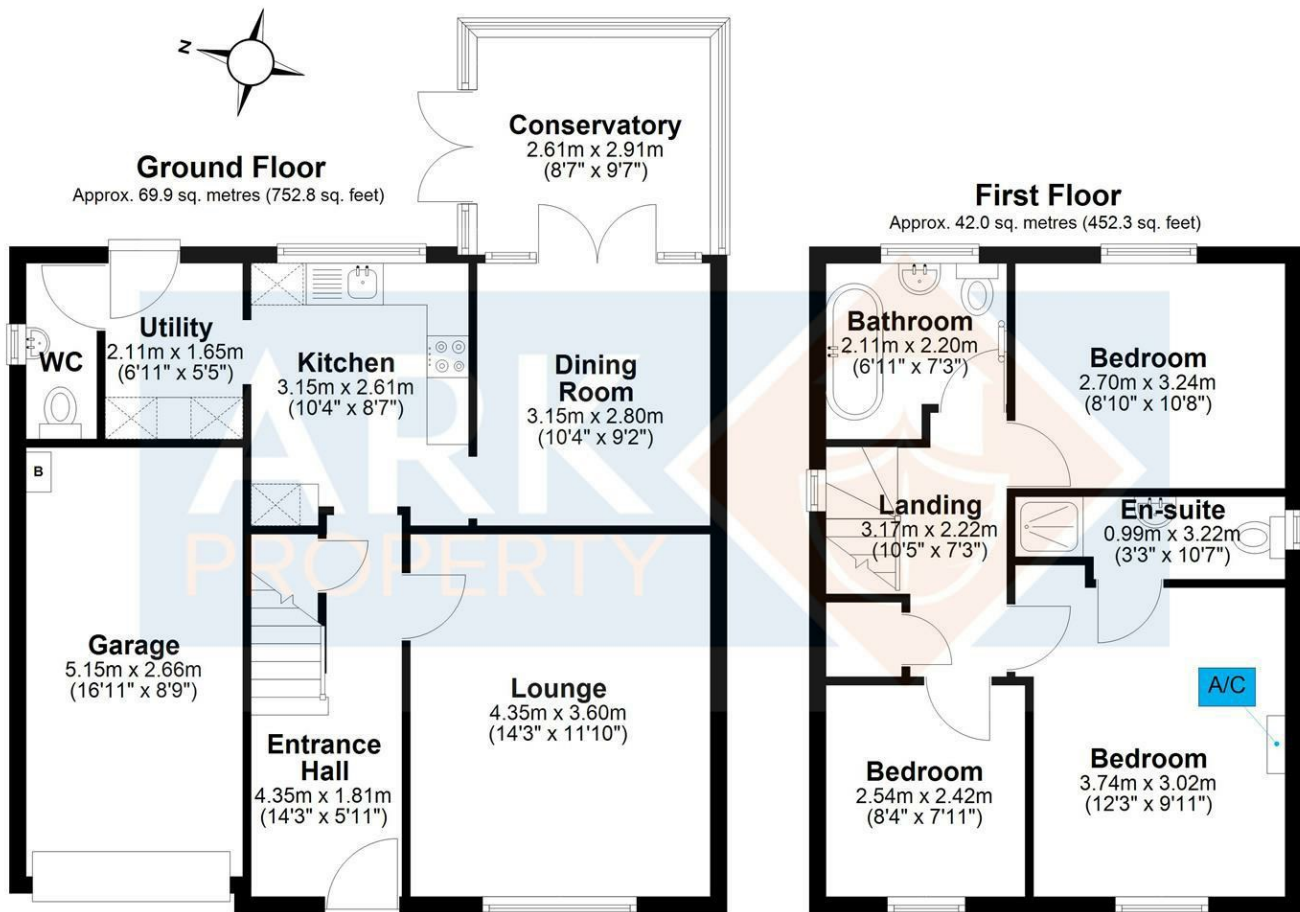
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

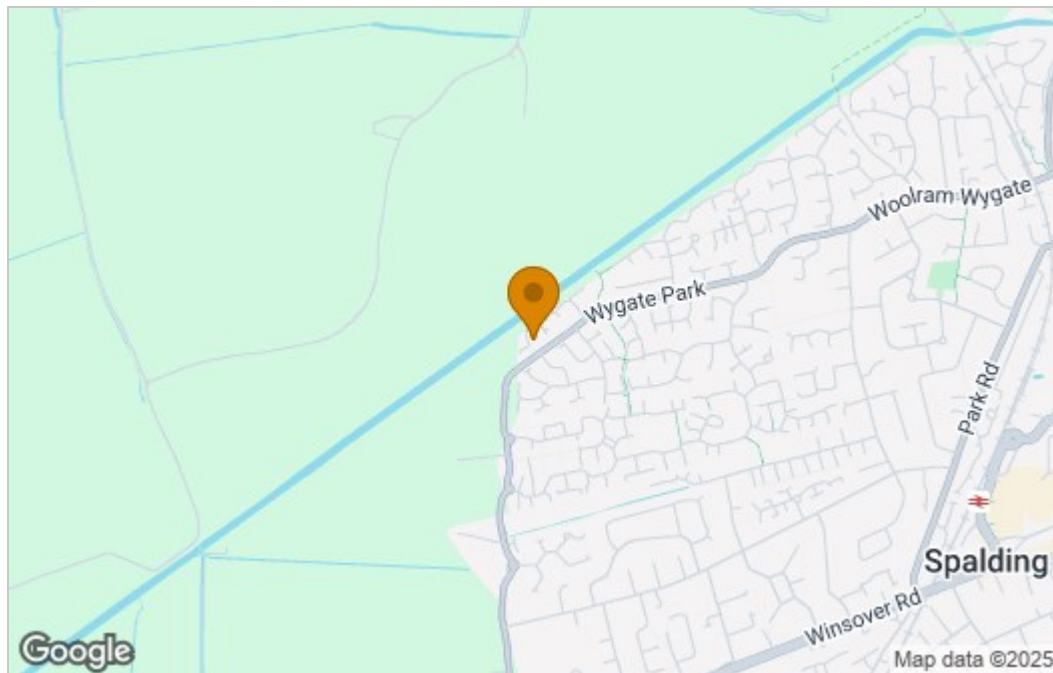
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Floor Plan



Total area: approx. 112.0 sq. metres (1205.2 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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