

**187 Woolram Wygate, Spalding, PE11 3PA**

**£325,000**

- Executive detached bungalow
- Open plan living area
- Four bedrooms
- Double garage
- Private road access
- Popular location
- Easy access to local amenities
- NO CHAIN



Are you searching for a spacious executive bungalow that ticks every box? Look no further. This stunning home offers everything you could need and more.

Set back from the road with a private drive, the property immediately impresses with its kerb appeal. Inside, space is abundant throughout. The layout includes four generous bedrooms, an open-plan kitchen, dining, and living area, plus an additional reception room and a conservatory, perfect for modern family living or entertaining guests.

Outside, the features continue with ample off-road parking, an integral double garage, and a generously sized rear garden ideal for relaxing or hosting.

Located within easy reach of the town centre and local amenities, this property combines convenience with comfort. And the best part? It's offered with no onward chain.

Don't miss out — book your viewing today!

### Entrance Hall



UPVC door to front. Radiator. Wooden flooring.

### Open Plan Living 35'7" x 54'0" (10.87m x 16.48m)



Two UPVC windows to side. Two French doors leading to garden. French doors leading to conservatory. Wooden flooring. Radiator.

### Kitchen



UPVC window to rear. Matching base and eye level units with work surfaces over. Sink unit with mixer tap over. Rangemaster cooker with stainless steel extractor hood over. Integrated dishwasher. Integrated fridge/freezer. Tiled flooring. Pedestrian door to garage.

### Utility Room 15'2" x 5'2" (4.63m x 1.59m)



UPVC to side and rear. UPVC door to side. Matching base units with work surfaces over. Sink unit with mixer tap over. Tiled flooring. Extractor fan. Space and plumbing for washing machine. Boiler.

**Conservatory 11'8" x 7'9" (3.56m x 2.37m)**



Low level brick wall and UPVC construction. Polycarbonate roof. French doors leading to the garden. Ceiling fan. Wooden flooring.

**Lounge 27'0" x 13'6" (8.25m x 4.12m)**



Three UPVC window to front. Two radiators. Feature fireplace with inset fire. Carpeted.

**Bedroom 1 12'2" x 10'9" (3.72m x 3.28m)**



UPVC window to front. Radiator. Carpeted.

**Dressing Room**

Carpeted.

**En-suite 6'11" x 6'11" (2.12m x 2.11m)**

UPVC window to front. Shower enclosure with rainfall head and separate shower attachment. Wash hand basin. Toilet. Tiled floor. Extractor fan.

**Bedroom 2 10'11" x 11'0" (3.34m x 3.37m)**



UPVC window to front. Radiator. Carpeted. Built in storage cupboard.

**Bedroom 3 10'11" x 11'1" (3.34m x 3.40m)**



UPVC window to front. Radiator. Carpeted.



**Bedroom 4 10'10" x 8'0" (max) (3.31m x 2.45m (max))**



UPVC window to rear. Radiator. Carpeted. Built in storage cupboard.

**Bathroom 10'10" x 6'11" (3.31m x 2.12m)**



UPVC window to rear. Corner bath with taps. Shower enclosure with rainfall head and separate shower attachment. Wash hand basin. Toilet. Tiled floor. Extractor fan.

**Outside**



Front: Pathway leading to front door. Driveway giving off road parking leading to the double garage.

Rear: Enclosed by timber fencing. Lawn area. Patio area. Timber shed.

**Double Garage 22'6" x 19'0" (6.87m x 5.80m)**



Up and over vehicular door to front. Power and light connected. Pedestrian door to kitchen.

**Property Postcode**

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

**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: E

Property construction: Brick built

Water supply: Anglian Water

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: Driveway and Double Garage

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.

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Energy Performance rating: C70

### **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.

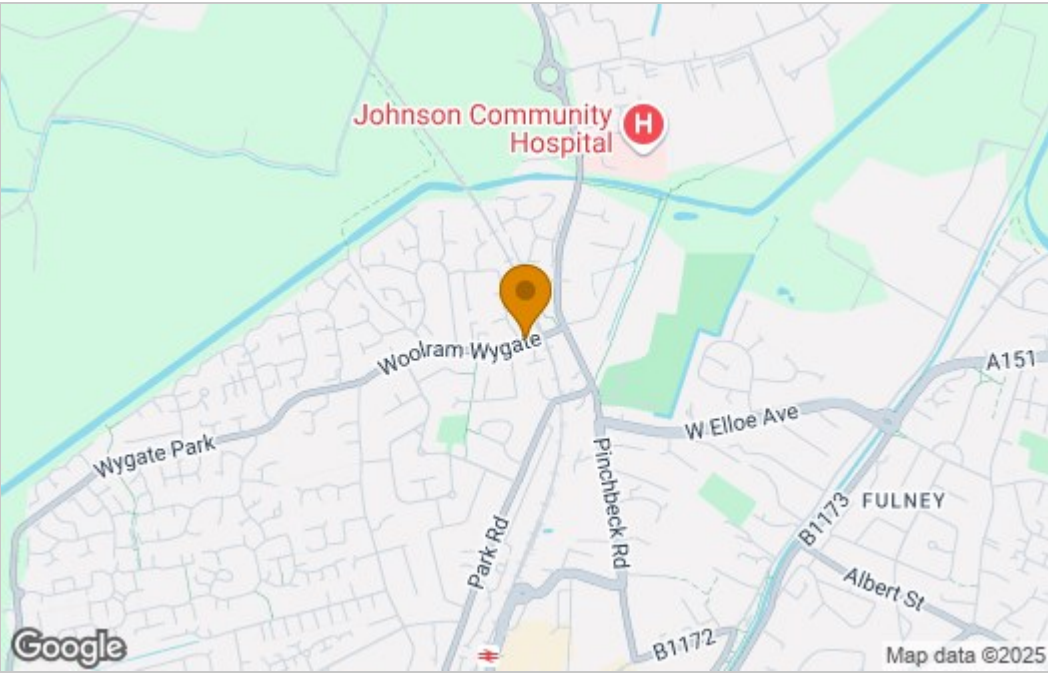
### **Disclaimer**

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.

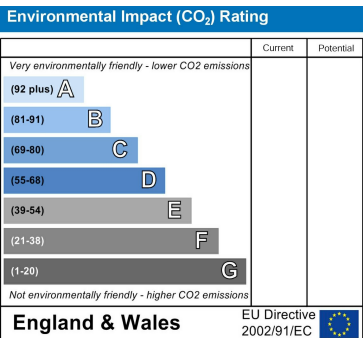
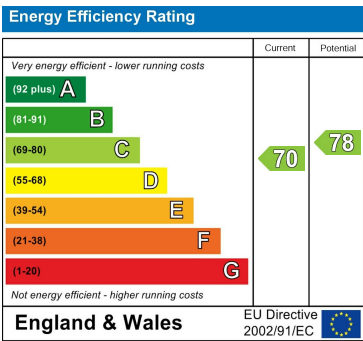
Floor Plan



Area Map



Energy Efficiency Graph



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