



## 7 Minsmere Close, Spalding, PE11 3PD

**£205,000**

- Well presented throughout
- Modern design property
- Kitchen diner
- Allocated parking to front
- En-suite to main bedroom
- Popular location
- Easy access to schools and amenities
- Kitchen with built in appliances

## Beautifully Presented Three-Bedroom Home on Woolram Wygate Estate

Situated on the ever-popular Woolram Wygate estate, this well-presented three-bedroom mid-terrace home offers stylish living in a sought-after location. Tastefully decorated throughout, the property gives a warm and welcoming feel from the moment you step inside.

The modern layout is ideal for contemporary living, featuring a sleek kitchen complete with integrated appliances — perfect for everyday use and entertaining. Upstairs, you'll find three well-proportioned bedrooms, with the main bedroom benefiting from a convenient en-suite.

Whether you're a first-time buyer, a growing family, or looking to downsize, this lovely home is sure to impress. Arrange your viewing today — don't miss out!

### Entrance Hall



Composite door to front. Tiled flooring. Radiator. Stairs to first floor.

### Cloakroom

Toilet. Wash hand basin. Tiled flooring. Radiator.

### Lounge 15'6" x 10'10" (4.74m x 3.31m)



UPVC window to front. Radiator. Carpeted.



### Kitchen 10'0" x 17'8" (3.05m x 5.41m)



UPVC window to rear. French doors to rear. Matching range of base and eye level units with work surface over. Sink unit with drainer and mixer tap over. Integrated cooker with four ring gas hob

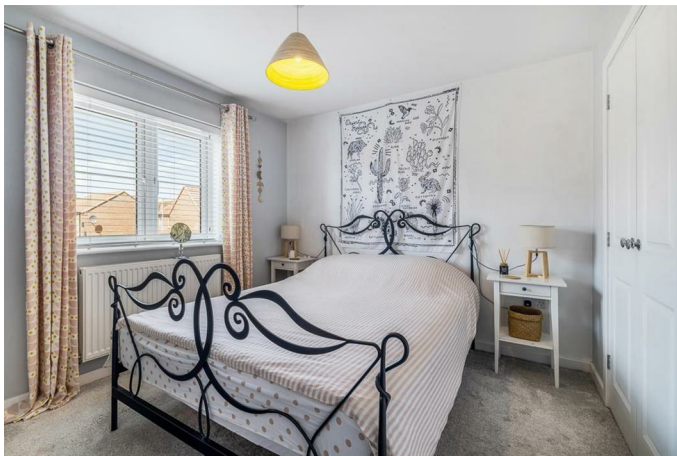
and extractor hood above. Integrated tall fridge/freezer. Integrated dishwasher. Integrated washing machine. Tiled flooring. Radiator. Understairs storage cupboard.



**First Floor Landing 12'2" x 6'4" (3.73m x 1.94m)**

Storage cupboard. Carpeted.

**Bedroom 1 9'6" x 10'5" (2.92m x 3.18m)**



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

**En-suite 4'5" x 8'5" (1.36m x 2.57m)**



Shower cubicle with shower unit and glass sliding door. Pedestal wash hand basin with tiled splash back. Toilet. Tiled walls. Vinyl flooring. Extractor fan. Heated towel rail.

**Bedroom 2 9'2" x 9'10" (2.81m x 3.02m)**



UPVC window to rear. Radiator. Carpeted.

### Bedroom 3 8'9" x 7'6" (2.67m x 2.29m)



UPVC window to rear. Radiator. Carpeted.

### Bathroom 6'3" x 7'1" (1.92m x 2.16m)



UPVC window to front. Bath with shower attachment over. Pedestal wash hand basin with tiled splash back. Toilet. Partially tiled walls. Vinyl flooring. Extractor fan. Radiator.

### Outside



Front: Paved pathway leading to front door. Allocated parking.

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



### Property Postcode

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

### 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: No

Property construction: Brick built

Electricity supply: Eon

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.  
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Parking: Two allocated parking spaces  
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: B83

### 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

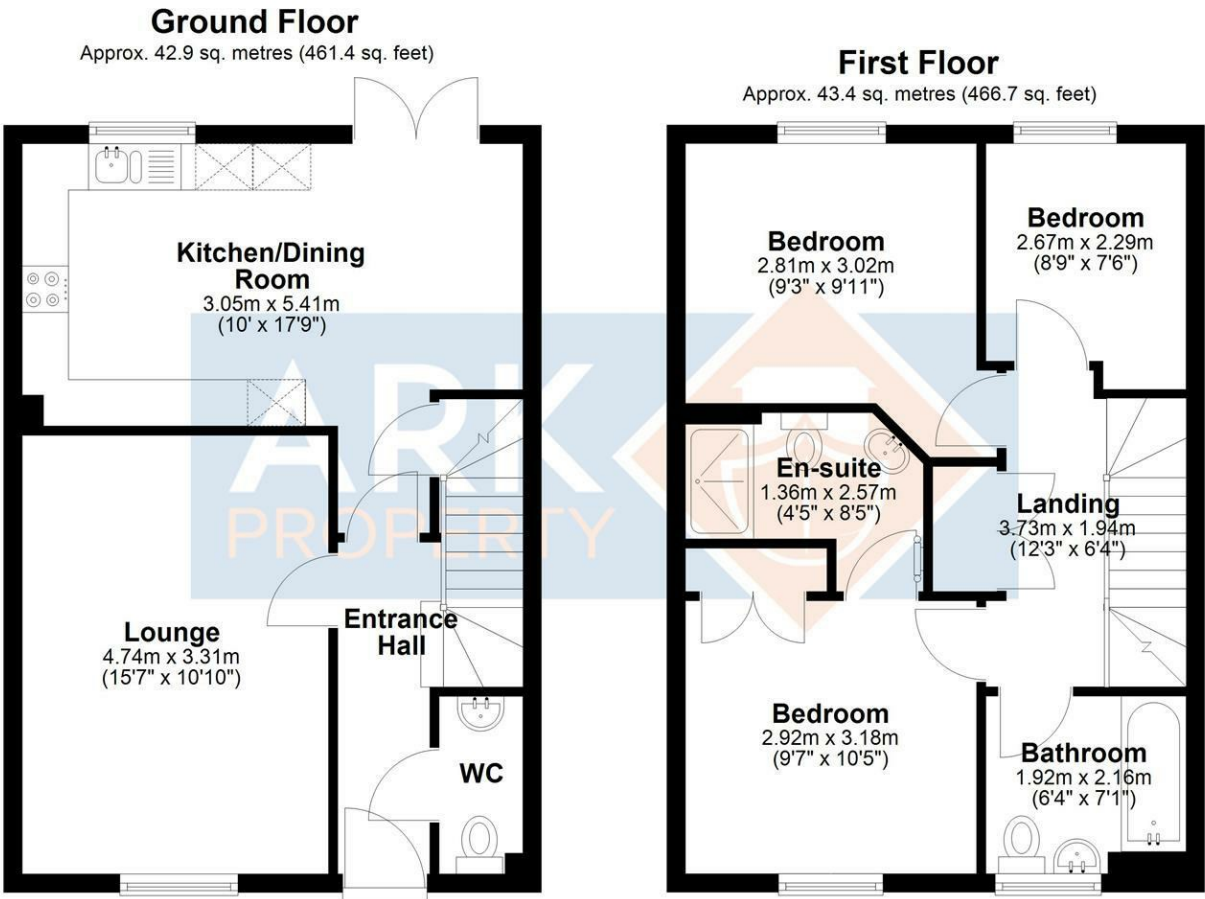
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

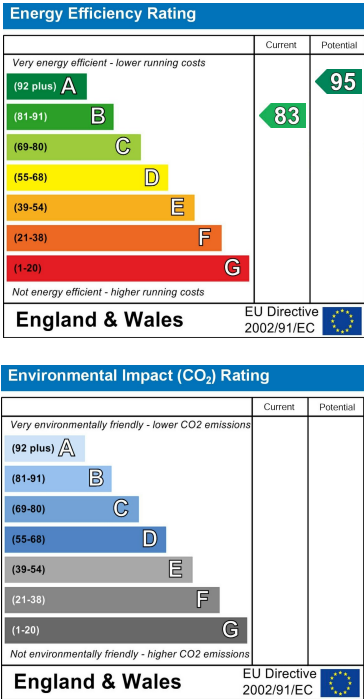


Total area: approx. 86.2 sq. metres (928.2 sq. feet)

Area Map



Energy Efficiency Graph



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