

Woolram Wygate, Spalding, Lincolnshire, PE11 1NX.



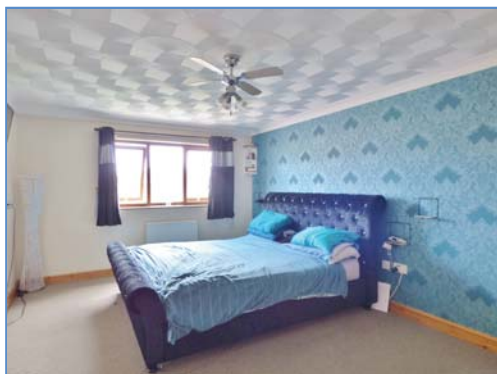
Kitchen/Diner Aspect One



Kitchen/Diner Aspect Two



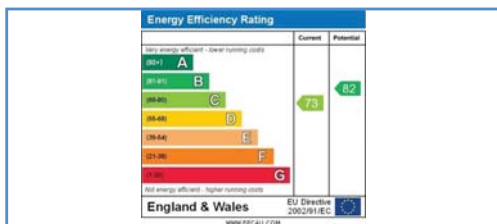
Garden Room



Bedroom



Rear Garden



Energy Performance Certificate

Harrison Rose

Estate Agents

FOR SALE



Detached six bedroom family home located in Spalding.

Woolram Wygate, Spalding, Lincolnshire, PE11 1NX.

- DETACHED FAMILY HOME
- SIX BEDROOMS
- EN-SUITE
- ENCLOSED REAR GARDEN
- DOUBLE GARAGE & OFF ROAD PARKING

£519,995

Draft details only may be subject to amendment None of the statements/measurements in these particulars should be relied on as representations of fact. Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Harrison Rose Estate Agents is a trading name of Harrison Rose Spalding Ltd.
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Ref: S104

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Ground Floor

Porch

Front entrance door, uPVC double glazed window to side, single radiator, laminate flooring, coving to ceiling, built-in cloak cupboard, door to:

Entrance Hall

Single Radiator, laminate flooring, coving to ceiling, stairs leading to landing, built-in storage cupboard, doors to:

Lounge 8.32m (27'4") x 3.46m (11'4")

UPVC double glazed window to front and rear, feature brick fireplace, TV and telephone point, two radiators, coving to ceiling, double doors to:

Kitchen/Diner 7.82m (25'8")max x 4.01m (13'2")max

Fitted with a matching base and eye level units with worktop space over, sink with mixer tap, waste disposal unit, space for range cooker, extractor hood over, two single radiators, laminate flooring, coving to ceiling, spotlights, walk in fridge, uPVC double glazed window to rear, open plan to:

Garden Room 4.60m (15'1") x 4.43m (14'6")

Four uPVC double glazed windows to side, two uPVC double glazed windows to rear, laminate flooring, vaulted ceiling, feature brick fireplace, TV point, patio doors to rear garden.

Games Room 7.00m (23') x 3.55m (11'8")

Two uPVC double glazed windows to rear, uPVC double glazed window to front, two TV points, telephone, single radiator, coving to ceiling, patio doors to rear garden.

Utility 2.87m (9'5") x 1.98m (6'6")

Fitted with a matching base and eye level units with worktop space over, stainless steel sink with mixer tap, water softener, space for washing machine and tumble dryer, access to boiler, built-in airing cupboard, single radiator, coving to textured ceiling, uPVC double window to front.

Study 2.95m (9'8")max x 2.90m (9'6")max

UPVC double glazed window to front, laminate flooring, single radiator, coving to ceiling.

WC

Fitted with a two piece suite comprising a low level WC and pedestal, heated towel rail, coving to ceiling.

First Floor

Landing

Single radiator, coving to textured ceiling, built-in storage cupboard, access to loft, doors to:

Bedroom 1 5.26m (17'3") x 3.43m (11'3")

UPVC double glazed window to rear, single radiator, coving to textured ceiling, TV and telephone point, built-in dressing room, coving to textured ceiling, door to:

En-suite

Fitted with a four piece suite comprising a shower enclosure, low level WC, bidet and vanity wash hand basin, tiled flooring, single radiator, coving to textured ceiling, spotlights, uPVC double glazed window to front.

Bedroom 2 3.55m (11'8") max x 6.80m (22'4")

UPVC double glazed window to front, skylight, single radiator, telephone and TV point.

Bedroom 3 3.26m (10'8") x 3.23m (10'7") max

UPVC double glazed window to front, built-in wardrobe, coving to textured ceiling, telephone and TV point, single radiator, door to:

Wet Room

Fitted with a three piece suite comprising a shower area, wash hand basin and low-level WC, heated towel rail, tiled surround, spotlights, coving to textured ceiling, uPVC frosted double glazed window to front, door to:

Bedroom 4 3.15m (10'4") max x 2.93m (9'7")max

UPVC double glazed window to front, telephone and TV point, built-in wardrobe, coving to textured ceiling, single radiator.

Bedroom 5 4.02m (13'2") max x 3.00m (9'10")

UPVC double glazed window to rear, built-in wardrobe, coving to textured ceiling, TV point.

Bedroom 6 2.76m (9'1") x 2.23m (7'4")

UPVC double glazed window to rear, built-in wardrobe, coving to textured ceiling, single radiator, TV point.

Bathroom

Fitted with a four piece suite comprising a bath, shower enclosure, wash hand basin and low-level WC, tiled splashbacks, single radiator, spotlights, coving to textured ceiling, frosted uPVC double glazed window to rear.

Outside

The front of the property is enclosed via double gates leading to front driveway allowing for ample off road parking, external lighting. Access to double garage via electronic door with external door. Enclosed rear garden, mainly laid to lawn with a patio area, raised decking area to the rear for additional seating leading to summer house, external tap and lighting.

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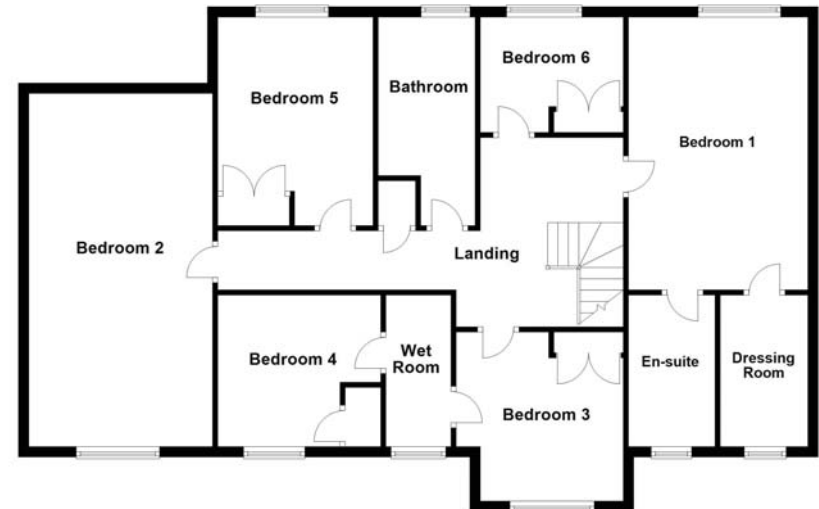
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- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -