



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Wygate Meadows, Spalding,
Lincolnshire PE11 1XZ**
Price £459,950 Freehold

***** A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE OF ACCOMMODATION AND PLOT ON OFFER, ON THIS SOUGHT AFTER LOCATION *****

Morriss and Mennie Estate Agents are pleased to offer For Sale this beautiful four double bedroom, two reception room, DETACHED FAMILY RESIDENCE situated on a corner plot in the highly sought after road of Wygate Meadows. The property is nestled towards the bottom of the cul-de-sac and sits on a fantastic corner plot. The living accommodation is bright and airy with a majority of rooms being double aspect. The property is within walking distance of Woolram Wygate's Primary School and local amenities, along with being just a short drive to the centre of Spalding where a wealth of major amenities can be found.

Internally there is a welcoming entrance hall with stairs leading off to the first floor accommodation, with an internal door leading through to the double aspect lounge, benefiting from a feature fireplace and French doors leading out onto the rear garden. Then continuing through to the OPEN PLAN KITCHEN/DINER with the current vendor having merged the once separate rooms together to create a fantastic living space. The kitchen benefits from having a breakfast bar for entertaining, with the separate utility room and cloakroom located off from the kitchen. The first floor has a larger than average gallery landing with doors arranged off to the four double bedrooms, with bedroom one having fitted wardrobes and a modern three piece en-suite. The modern three piece bathroom serves the three further double bedrooms.

To the outside the property comes with off-road parking for four vehicles, but could be extended and continues to the integral double garage with one of the garage doors being electric remote controlled. The front and side gardens are both laid to lawn with the pedestrian side gated access leading to the landscaped rear garden, having several patio seating areas enabling you to follow the sun throughout the day.

Energy Efficiency Rating	
Current	Potential
	77
67	

Environmental Impact (CO ₂) Rating	
Current	Potential
	70
59	

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Through the wooden leaded obscured glazed front door, with a wooden obscured leaded sealed window to the front, then continuing into the spacious :-

ENTRANCE HALL :

Stairs leading off to the first floor accommodation, power points, radiator, telephone point, understairs storage, thermostat control.

DOUBLE ASPECT LOUNGE :

22'2" x 12'8" (6.76m x 3.86m)

Wooden leaded sealed double glazed window to the front, wooden sealed double glazed French doors and windows to the rear, fireplace, radiator, power points, TV point.

Continuing through into the :-

DOUBLE ASPECT OPEN PLAN KITCHEN / DINER :

27'5" x 12'8" (8.36m x 3.86m)

Wooden leaded sealed double glazed window to the front, three wooden leaded sealed double glazed windows to the side, Shaker style base and eye level units with a granite work surface over, sink and drainer with a mixer tap over with a filter tap, Rangemaster double oven with a five burner gas hob with an electric hotplate having a double Rangemaster extractor hood over, integrated dishwasher, space and point for a fridge/freezer, breakfast island with inset storage and a granite worktop, skimmed and coved ceiling, radiator, power points.

UTILITY ROOM :

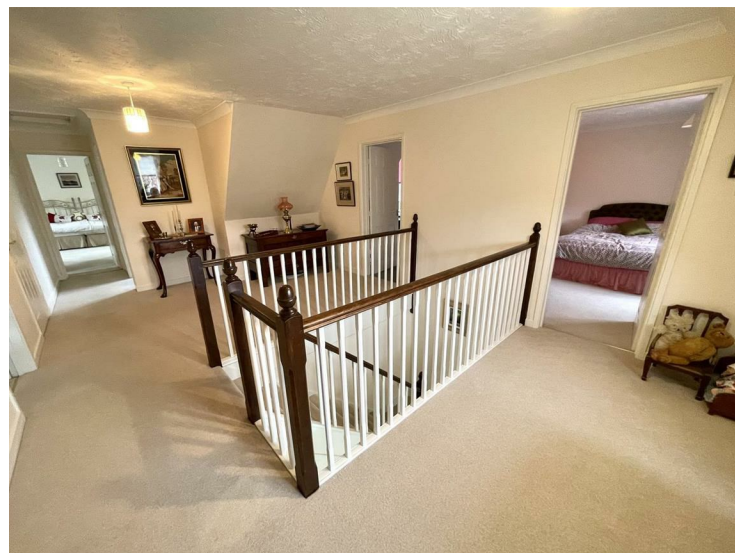
9'2" x 9'0" (2.79m x 2.74m)

Wooden leaded sealed double glazed window to the side and door to the side, base and eye level units with a work surface over, sink and drainer with taps over, space and plumbing for a washing machine, space and point for a tumble dryer, wall mounted heated towel rail, tiled floor, skimmed and coved ceiling.

CLOAKROOM :

Wooden leaded sealed obscured double glazed window to the rear, W.C with a push button flush, wash hand basin with taps over, tiled splash backs, radiator, tiled floor.

GALLERY LANDING :



Wooden leaded sealed double glazed window to the front, good sized airing cupboard with shelving, radiator, power points.

BEDROOM ONE :

18'2" (tapering to 14'3") x 17'7" (5.54m (tapering to 4.34m) x 5.36m)



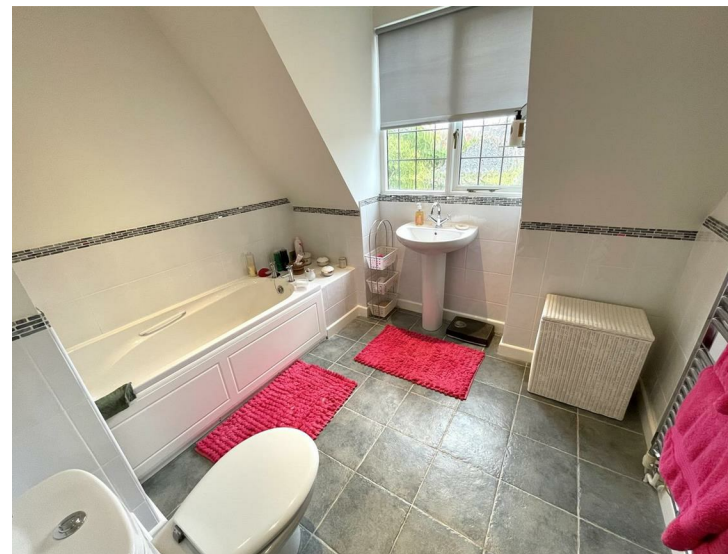
Double aspect with a wooden leaded sealed double glazed window to both sides, radiator, power points, telephone point, TV point, fitted wardrobes with shelving and hanging space.

EN-SUITE :



Wooden leaded sealed obscured double glazed window to the side, fully tiled shower cubicle with a built-in mixer shower over, W.C with a push button flush, vanity wash basin with a mixer tap over with high gloss storage cupboards beneath, wall mounted heated towel rail, half-height tiled walls, tiled floor, shaver point, inset spotlights, extractor fan.

FAMILY BATHROOM :



Wooden leaded sealed obscured double glazed window to the side, panelled bath with taps over, W.C with a push button flush, pedestal wash basin with a mixer tap over, wall mounted heated towel rail, half-height tiled walls, tiled floor, shaver point, inset spotlights, extractor fan.

BEDROOM TWO :

15'0" x 13'0" (4.57m x 3.96m)

Double aspect with a wooden leaded sealed double glazed window to the front and side, two built-in wardrobes with shelving and hanging space, radiator, power points.

BEDROOM THREE :

12'8" x 9'0" (3.86m x 2.74m)

Wooden leaded sealed double glazed window to the front, radiator, power points, TV point.

BEDROOM FOUR :

12'8" x 9'2" (3.86m x 2.79m)

Wooden leaded sealed double glazed window to the rear, radiator, power points.

EXTERIOR :



The property sits on a good sized corner plot with the frontage being laid to lawn with a number of mature trees and a patio path leading to the front door, having two courtesy lights. The laid to lawn area continues around the side of the dwelling, leading to the off-road parking which could be extended if needed, but currently has off-road parking for four vehicles, which then leads to the double garage. The pedestrian side access leads to the rear garden, which is enclosed by panel fencing with a laid to lawn area, an extended patio seating area and well established flower, shrub and tree borders. A further patio seating area is located to the side with a sunken pond, with the rest being laid to gravel with outside lights and a storage area to the side where the waste bins are located. A further side gate leads back to the off-road parking.

DOUBLE GARAGE :

21'4" x 18'1" (6.50m x 5.51m)

With two separate up and over doors, with one being electric and the other manual. The garage benefits from having a water softener, a wall mounted gas boiler, a wooden leaded double glazed door to the rear, a wooden leaded single glazed window to the rear, fuse box.

SERVICES :

Council Tax Band - E (subject to change)
Energy Efficiency Rating - D
Gas Central Heating

DIRECTIONS :

From our Office on Bridge Street, proceed along Double Street, bear right onto Albion Street, proceed to the roundabout, turn left onto West Elloe Avenue, continue to the traffic lights turn right onto Pinchbeck Road, at the next set of traffic lights turn left onto Woolram Wygate, then left onto Woolram Wygate again, then right onto Wygate Meadows where the property can be located towards the bottom of the left hand side.

Viewing Arrangements			
Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.			
Open 6 days			
Spalding Office		Holbeach Office	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday	9am to 4pm	Saturday	9am to 2pm
Sunday	Closed	Sunday	Closed
Offer Procedure			
Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.			
In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.			
Mortgage Advice			
If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage. We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances. Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.			
Legal Fees			
Ask for a quotation from our Conveyancing Department.			
Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.			

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale. These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.