



## 23 WINTERGOLD AVENUE

SPALDING, PE11 3FP

**£185,000**  
**FREEHOLD**

Situated on the ever-popular Wygate Park development, this well-presented three-bedroom semi-detached home offers spacious and practical accommodation ideal for first-time buyers, young families and investors alike. Conveniently located close to local amenities, supermarkets and highly regarded schools including Wygate Park Academy and Spalding's renowned grammar schools, the property comprises an entrance hall, generous lounge, open-plan kitchen and dining area with sliding doors to the rear garden, three well-proportioned bedrooms and a family bathroom. Externally, there is a fully enclosed rear garden and two allocated parking spaces. Early viewing is highly recommended to appreciate all this fantastic home has to offer.

# 23 WINTERGOLD AVENUE

- Three-Bedroom Semi-Detached Home • Located on the Highly Sought-After Wygate Park Development • Spacious Lounge Measuring 4.49m x 3.63m • Open-Plan Kitchen and Dining Area with Sliding Doors to the Garden • Three Well-Proportioned First Floor Bedrooms • Family Bathroom • Fully Enclosed Rear Garden • Two Allocated Parking Spaces to the Rear • Close to Well-Regarded Primary and Secondary Schools • Convenient Access to Spalding Town Centre, Supermarkets and Local Amenities



## Summary

Situated within the ever-popular Wygate Park development, this well-presented three-bedroom semi-detached home offers an ideal opportunity for first-time buyers, young families and investors alike. Wintergold Avenue enjoys a fantastic position on the outskirts of Spalding, providing easy access to local amenities, supermarkets, leisure facilities and transport links, whilst remaining within close proximity to highly regarded schools including Wygate Park Academy, Spalding Primary Academy, Spalding Grammar School and Spalding High School.

The accommodation begins with an inviting entrance hallway measuring 3.12m x 2.00m, leading through to a spacious front-facing lounge measuring 4.49m x 3.63m, providing an excellent space for relaxing and entertaining. To the rear of the property is the open-plan kitchen, measuring 2.97m x 2.64m, which flows seamlessly into the dining area measuring 2.97m x 2.11m. Sliding doors from the dining room open onto the rear garden, creating the perfect setting for modern family living and summer gatherings.

To the first floor, the landing benefits from a useful storage cupboard and provides access to three well-proportioned bedrooms. The principal bedroom overlooks the front and measures 4.60m x 2.49m, offering ample space for bedroom furniture. Bedroom two enjoys views over the rear garden and measures

2.79m x 2.49m, whilst bedroom three measures 2.62m x 1.96m and would make an ideal child's bedroom, nursery, dressing room or home office. Completing the accommodation is the family bathroom, fitted to serve the household and measuring 1.78m x 1.98m.

Externally, the property benefits from a fully enclosed rear garden, providing a private and secure outdoor space for children and pets to enjoy, together with two allocated parking spaces situated to the rear of the property.

Combining comfortable accommodation with a highly desirable location, excellent schooling options and convenient access to Spalding town centre, this attractive home offers everything needed for modern family life. Early viewing is highly recommended.

# 23 WINTERGOLD AVENUE





# 23 WINTERGOLD AVENUE

## ADDITIONAL INFORMATION

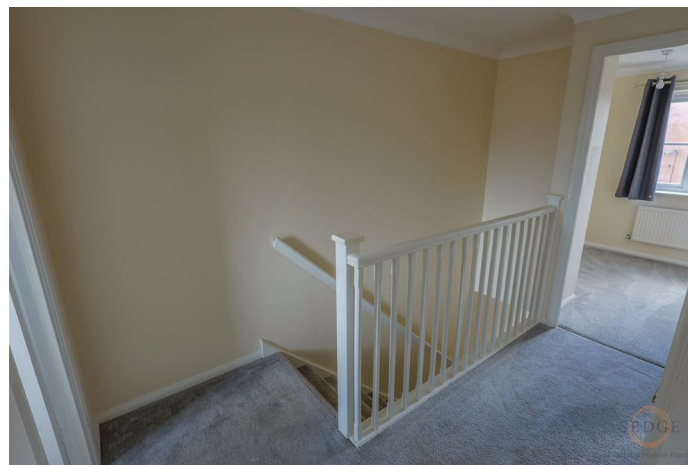
**Local Authority** – South Holland

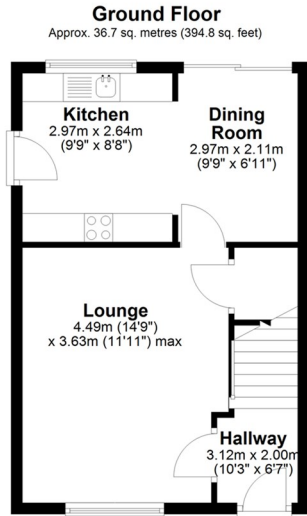
**Council Tax** – Band B

**Viewings** – By Appointment Only

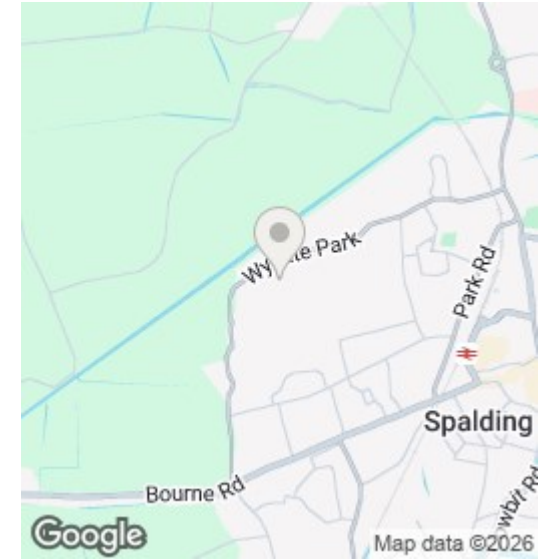
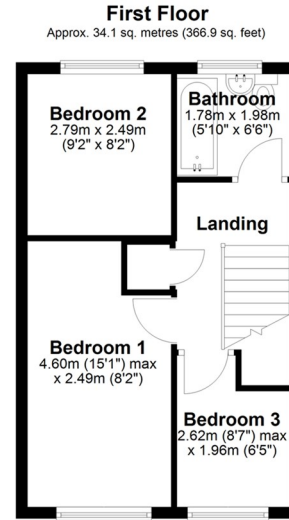
**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 70.8 sq. metres (761.7 sq. feet)  
**27 Wintergold**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales  
11 The Crescent  
Spalding  
Lincolnshire  
PE11 1AE

01775 713 888  
enquiries@sedge-homes.com  
www.sedge-homes.com

