



**Wimberley Close, Weston, Spalding  
PE12 6WA**

**Price £399,950 Freehold**

Nestled in the charming Wimberley Close of Weston, Spalding, this delightful detached family house offers a perfect blend of modern comfort and timeless elegance. Boasting three inviting reception rooms, four cosy bedrooms, and two well-appointed bathrooms, this property is a dream family home with ample space for all.

As you step inside, you'll be greeted by a fresh interior, recently revitalised with a fresh coat of paint and new carpets throughout, creating a welcoming atmosphere for you and your loved ones. The landscaped front, side, and rear gardens provide a picturesque setting for outdoor relaxation and entertaining, while the off-road parking for four vehicles and detached double garage offer convenience and security for your prized possessions.

Situated opposite the communal green, this residence not only offers a peaceful and scenic outlook but also a sense of community and belonging. Whether you're looking to unwind in the tranquillity of your own garden or socialise with neighbours in the communal space, this property provides the best of both worlds.

Don't miss out on the opportunity to make this fantastic family home your own - book a viewing today and start envisioning the wonderful memories you'll create in this charming abode on Wimberley Close.

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01406 422907

[www.morrissandmennie.com](http://www.morrissandmennie.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	75	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Through the UPVC obscured double glazed door, into the:

**ENTRANCE HALL :**

With stairs leading up to the first floor accommodation, radiator, power points, telephone point, skimmed and coved ceiling, understairs storage cupboard.

**CLOAKROOM :**

UPVC obscured double glazed window to the side, W.C with a push button flush, wash hand basin the taps over and tiled splash-backs.

**BAY FRONTED DINING ROOM :**

14'8" x 13'1" (4.27m'2.44m x 3.96m'0.30m)



UPVC double glazed bay window to the front, radiator, power points, skimmed and coved ceiling.

**KITCHEN/DINER :**

18'0" x 9'3" (5.49m x 2.82m)



Being double aspect with UPVC double glazed windows to the front and rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, half sized electric oven and grill with a four burner gas hob and extractor hood over, integrated dishwasher, integrated fridge, fuse box, tiled splash-backs, telephone point, power points, radiator and a wall mounted gas boiler housed in a matching kitchen cupboard.

**UTILITY ROOM :**

7'2" x 6'4" (2.13m'0.61m x 1.83m'1.22m)

UPVC obscured double glazed door and window to the rear, 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. tiled splash-backs, radiator and power points.

**STUDY/PLAY ROOM :**

10'0" x 9'0" (3.05m x 2.74m)

UPVC double glazed window to the side, radiator, power points/ skimmed and coved ceiling.

**LOUNGE :**

18'0" x 13'0" (5.49m x 3.96m)



UPVC double glazed window to the rear, double glazed sliding patio doors to the conservatory, radiator, power points, skimmed and coved ceiling wall lights and a TV point.

**CONSERVATORY :**

11'8 x 11'4 (3.35m'2.44m x 3.35m'1.22m )



Of brick and UPVC construction with UPVC double glazed French doors opening out to the rear, tiled floor, power point, electric heater, ceiling fan and light.

**LANDING :**

UPVC double glazed window to the front overlooking the green, loft hatch, airing cupboard, radiator, power points, skimmed and coved ceiling and a walk-in storage cupboard.

**BEDROOM ONE :**

18'0" x 11'0" (5.49m x 3.35m)

UPVC double glazed window to the front overlooking the green, radiator, power points, skimmed and coved ceiling.

**EN-SUITE :**

UPVC obscured double glazed window to the side, fully tiled shower cubicle with an electric mixer shower, W.C with a push button flush, pedestal washbasin with taps over and a shaver point.

**BEDROOM TWO :**

12'0" x 12'0" (3.66m x 3.66m)

UPVC double glazed window to the front overlooking the green, radiator, power points, skimmed and coved ceiling.

**FOUR PIECE BATHROOM SUITE :**



UPVC obscured double glazed window to the rear, panelled bath with taps over, W.C, pedestal washbasin with taps over, fully tiled shower cubicle with an electric mixer shower and a radiator.

**BEDROOM THREE :**

13'2" x 9'0" (not inc wardrobes) (4.01m x 2.74m (not inc wardrobes))

UPVC double glazed window to the rear, radiator, power points and built-in wardrobes.

**BEDROOM FOUR :**

13'2 x 9'0" (4.01m x 2.74m )

UPVC double glazed window to the rear, radiator, power points, skimmed and coved ceiling.

**EXTERIOR :**

To the front, the property is approached by a decorative hedge and metal pedestrian gate, with the rest then being laid to lawn with a patio path leading to the front door. The side gate accesses the side and rear gardens with the side garden being enclosed by panel fencing and is laid to lawn, with an outside tap and light. The rear garden is also enclosed by panel fencing with mature shrub and tree borders, with a patio seating area and is also predominately then laid to lawn.

The property offers off-road parking to the rear of the dwelling which continues on to the detached double garage.

**DETACHED DOUBLE GARAGE :**

18'3" x 18'3" (5.49m'0.91m x 5.49m'0.91m)

With two separate up and over doors, power and lighting connected, UPVC obscured double glazed personnel door to the rear garden.

**SERVICES :**

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

**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

<b>Spalding Office</b>	8.30am to 6pm	<b>Holbeach Office</b>	9am to 5.30pm
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.