



3  1  2 

26 Edgefield, Weston PE12 6RQ

£284,000

BELVOIR!



Key Features

- > DETACHED HOME
- > THREE BEDROOMS
- > EN SUITE AND CLOAKROOM
- > TWO RECEPTION ROOMS
- > GARAGE AND GARDENS
- > POPULAR VILLAGE
 - > Tenure: Freehold
 - > EPC rating C



Belvoir incorporating Munton and Russell are pleased to offer this well proportioned detached family home. Situated in the popular village of Weston it offers convenient access to the Market Town of Spalding and the amenities thereof. The accommodation in brief comprises of, entrance hall, lounge, dining room, kitchen, utility, WC. To the first floor we have three generous bedrooms, en suite to master and family bathroom. Externally, off road parking, garage and generous rear garden.



ENTRANCE

UPVC double glazed door with porch over, stairs to first floor landing, radiator.

LOUNGE

19'1" x 13'11" (5.8m x 4.2m)

UPVC double glazed box bay window to the front elevation, two radiators, feature fire place with gas fire. Double glazed doors to:

DINING ROOM

12'9" x 10'6" (3.9m x 3.2m)

Patio doors to the rear elevation, radiator.

KITCHEN

12'8" x 10'8" (3.9m x 3.3m)

UPVC double glazed window to the rear elevation, range of base and wall units, sink unit with mixer taps over, built in oven, hob and hood, space for refrigerator.

UTILITY

8'7" x 8'3" (2.6m x 2.5m)

UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, base unit with sink over, space for washing machine, tall fridge freezer and further refrigerator, radiator, storage cupboard.

WC

UPVC double glazed window to the side elevation, two piece suite comprising of, WC, wash hand basin, radiator

LANDING

Airing cupboard, access to loft space.

BEDROOM 1

19'1" x 13'11" (5.8m x 4.2m)

UPVC double glazed window to the front elevation, radiator. (maximum measurements)

EN SUITE

UPVC double glazed window to the side elevation, three piece suite comprising of WC, wash hand basin, shower cubicle, radiator.





BEDROOM 2

13'9" x 10'10" (4.2m x 3.3m)

UPVC double glazed window to the rear elevation, radiator.

BEDROOM 3

10'9" x 10'3" (3.3m x 3.1m)

UPVC double glazed window to the rear elevation, radiator.

BATHROOM

UPVC double glazed window to the front elevation, three piece suite comprising of WC, wash hand basin, panelled bath, radiator.

EXTERNALLY

FRONT: Feature railings, laid to lawn, drive leading to garage, gated side access rear garden.

REAR: Enclosed. laid to lawn, patio area, mature borders. to the side standing for storage shed.

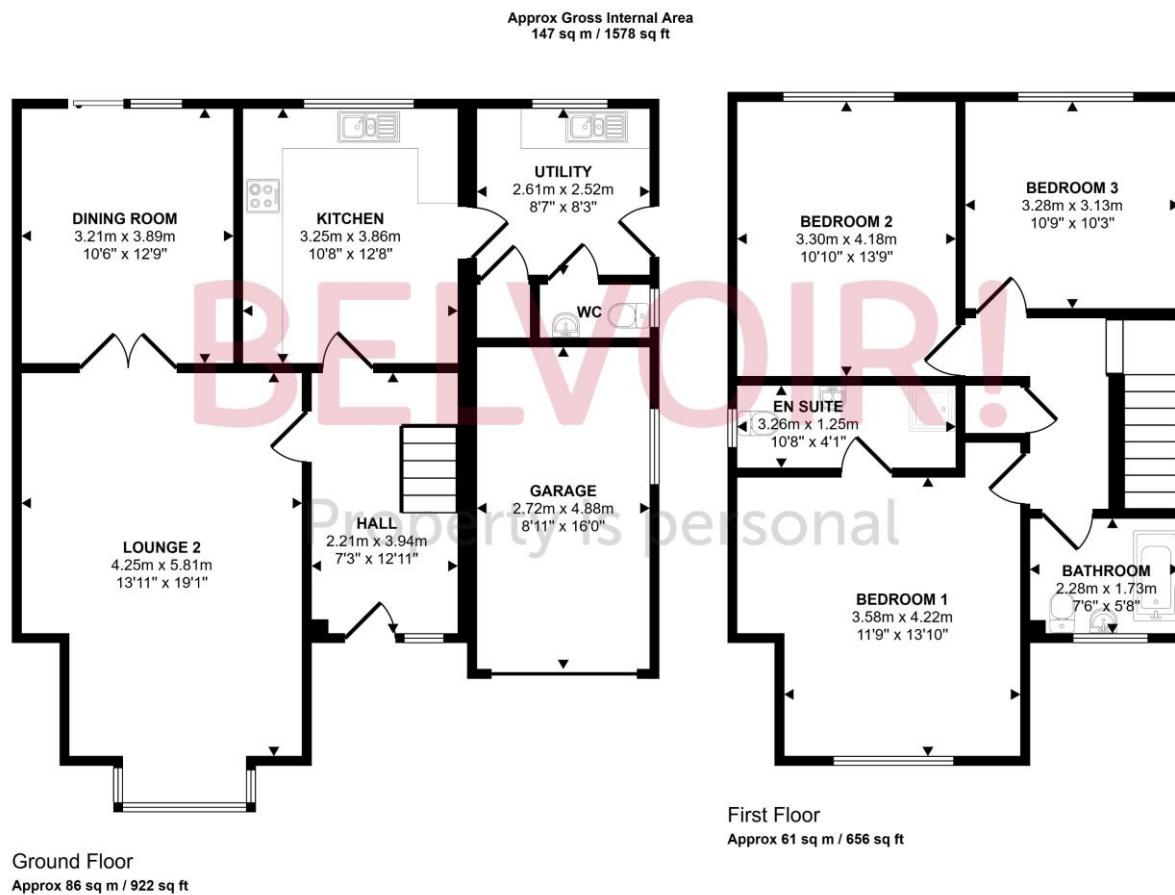
GARAGE

16'0" x 8'11" (4.9m x 2.7m)

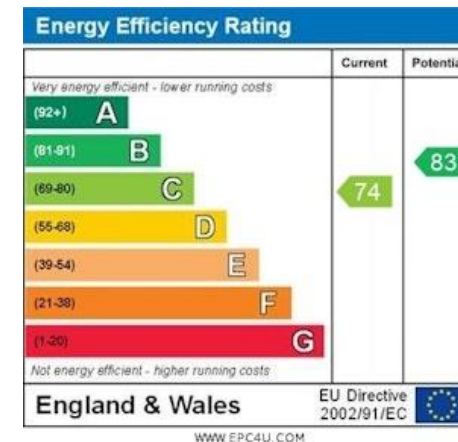
Integral garage with up and over door, light and power connected, window to the side elevation, wall mounted boiler.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Contact us today to arrange a viewing...

www.belvoir.co.uk/spalding-estate-agents/

BELVOIR!

01775 722475