

Edgefield, Weston Spalding PE12 6RQ



welcome to

Edgefield, Weston Spalding

SPACIOUS FOUR BEDROOM DETACHED HOUSE BOASTING ALL THE ASPECTS OF THE IDEAL FAMILY HOME INCLUDING CLOSE PROXIMITY TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS, A LARGE ENCLOSED REAR GARDEN AND AN EXTENSIVE DRIVEWAY LEADING TO A DOUBLE GARAGE













Entrance Hall

Double glazed entrance door to the front aspect leads into the property.

Laminate flooring, radiator

Double glazed window to the front aspect.

Cloakroom Radiator, wash hand basin and WC.

Double glazed window to the side aspect.

Study 9' 9" x 8' 9" (2.97m x 2.67m) Carpeted flooring, radiator

Double glazed window to the front aspect.

Lounge

13' 7" x 18' (4.14m x 5.49m) Feature log burner, carpeted flooring, radiator and TV point.

Double glazed sliding doors to the rear aspect.

Reception Room Three 14' 9" x 13' 9" (4.50m x 4.19m) Carpeted flooring, radiator and TV point.

Double glazed window to the front aspect.

Kitchen / Diner 9' 4" x 18' (2.84m x 5.49m) Fitted kitchen comprising of wall and base units with worksurfaces over, tiled splashback, one and a half sink/drainer, gas cooker with extractor fan over, space for dishwasher.

Double glazed windows to the front and rear aspects.

Utility Room

6' 7" x 7' 3" ($2.01m \times 2.21m$) Fitted units with worksurfaces over, sink/drainer, space for fridge/freezer, plumbing for washing machine.

Double glazed window to the rear aspect. Door to the rear aspect.

Sun Room

10' 11" x 15' 2" (3.33m x 4.62m) Carpeted flooring and radiator

Double glazed windows to the side and rear aspect. Doors to the rear aspect.

Landing

Carpeted flooring, radiator, storage cupboard and airing cupboard, loft access.

Double glazed window to the front aspect.

Bedroom One

18' 1" x 11' 3" (5.51m x 3.43m) Carpeted flooring, radiator and wall lights

Double glazed window to the front aspect.

En-Suite

Three piece suite comprising of a shower cubicle, wash hand basin and WC. Fully tiled, heated towel rail

Bedroom Two

11' 10" x 11' 10" (3.61m x 3.61m) Carpeted flooring and radiator

Double glazed window to the front aspect.

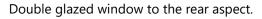
Bedroom Three

13' 4" x 8' 10" (4.06m x 2.69m) Carpeted flooring and radiator

Double glazed window to the rear aspect.

Bedroom Four

9' x 13' 4" (2.74m x 4.06m) Storage cupboard, carpeted flooring, radiator



Bathroom

Four piece suite comprising of a bath, shower cubicle, wash hand basin and WC. Partly tiled, shaver point, laminate flooring.

Double glazed window to the rear aspect.

Exterior

Laid to lawn area, extensive driveway leading to a double garage offering ample off-road parking for multiple vehicles.

Rear Garden:

Large enclosed laid to lawn garden comprising of a patio seating area, outside tap, gated access to the side.



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Edgefield, Weston Spalding

- FOUR BEDROOM DETACHED HOUSE
- WELL-PRESENTED THROUGHOUT
- IDYLLIC VILLAGE LOCATION
- LARGE ENCLOSED REAR GARDEN
- EXTENSIVE DRIVEWAY AND DOUBLE GARAGE

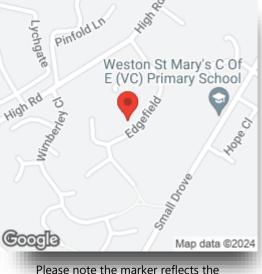
Tenure: Freehold EPC Rating: D

£450,000



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Please note the marker reflects the postcode not the actual property



Property Ref: SDG108242 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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