



**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/drainers, 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 x 2.21m )  
Fitted units with worksurfaces over, sink/drainers,

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

Double glazed window to the rear aspect.

### **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
- IDYLIC VILLAGE LOCATION
- LARGE ENCLOSED REAR GARDEN
- EXTENSIVE DRIVEWAY AND DOUBLE GARAGE

Tenure: Freehold EPC Rating: D

# £450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG108242 - 0002

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