



Armstrongs Close, Weston Spalding PE12 6JG

welcome to

Armstrongs Close, Weston Spalding

VIEWING STRONGLY ADVISED TO APPRECIATE THIS IMMACULATLY PRESENTED THREE BEDROOM DETACHED HOME WITH SINGLE GARAGE AND OFF ROAD PARKING SITUATED WITHIN THE POPULAR LOCATION OF WESTON. PLEASE CALL NOW TO ARRANGE YOUR VIEWING!!



Entrance Porch

7' 1" x 4' 8" (2.16m x 1.42m)

UPVC Double glazed windows and door to the front and side aspect, Vinyl flooring.

Entrance Hall

13' 1" x 6' 5" (3.99m x 1.96m)

Carpet flooring, radiator, sockets and ceiling light.

Living Room

14' 8" x 11' 10" (4.47m x 3.61m)

UPVC Double glazed window to the front aspect, large radiator, carpet flooring, sockets, ceiling fan with lighting.

Dining Room

12' 1" x 9' 9" (3.68m x 2.97m)

UPVC Double glazed Georgian style french doors leading into the conservatory. Carpet flooring, sockets, serving hatch, ceiling light.

Conservatory

11' 2" x 9' 2" (3.40m x 2.79m)

UPVC Double glazed windows and french doors to the side access leading the patio area of the rear garden. Sockets and tiled flooring.

Kitchen

12' 1" x 8' 7" (3.68m x 2.62m)

UPVC Double glazed window to the rear aspect, eye and base level units with worktop over, sink drainer, integrated Bosch oven and gas hob with extractor hood, Vaillant boiler, understairs storage cupboard and separate pantry with lighting.

Utility Room

7' 6" x 5' 5" (2.29m x 1.65m)

UPVC Double glazed window to the side aspect, worktop, space and plumbing for washing machine and tumbler dryer, space for a American style fridge freezer, sockets and ceiling light.

Side Entrance

7' 5" x 3' 4" (2.26m x 1.02m)

UPVC Double glazed door to the side aspect, tiled

flooring, radiator and ceiling light.

Landing

10' 9" x 7' 4" (3.28m x 2.24m)

UPVC Double glazed window to the side aspect, carpet flooring, socket, loft access and ceiling light

Bedroom One

14' 8" x 11' 1" (4.47m x 3.38m)

UPVC Double glazed window to the front aspect, carpet flooring, sockets, radiator, open reach bt point and ceiling light.

Bedroom Two

12' 2" x 11' 1" (3.71m x 3.38m)

UPVC Double glazed window to the rear aspect, storage cupboard housing the water tank, sockets, carpet flooring, ceiling light.

Bedroom Three

7' 8" x 7' 4" (2.34m x 2.24m)

UPVC Double glazed window to the front aspect, carpet flooring, sockets, ceiling light.

Bathroom

7' 3" x 6' 6" (2.21m x 1.98m)

UPVC Double glazed obscured window to the rear, bath with shower over and glass shower screen, tiled flooring, toilet, sink, heated towel rail and ceiling light.

Exterior

To the rear of the property boasts a fully enclosed garden, mainly laid to lawn with raised flower beds and multiple patio areas ideal for outdoor dining and relaxation. The garden also benefits from side access either side with outdoor tap, making it practical and convenient. To the front, there is a neatly maintain lawn alongside a driveway providing off road parking

Single Garage

16' 2" x 8' 1" (4.93m x 2.46m)

Up and over garage door, fusebox which is RCD Protected, lighting, eight power sockets, emergency light in the event of a power cut to main house.



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Armstrongs Close, Weston Spalding

- THREE BEDROOM DETACHED HOUSE
- SINGLE GARAGE AND OFF ROAD PARKING
- FRONT AND REAR GARDEN
- QUIET CUL DE SAC LOCATION
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Tenure: Freehold EPC Rating: C

Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112731 - 0012

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