



Beecham Court, Weston Spalding PE12 6GG

welcome to

Beecham Court, Weston Spalding

VIEWING HIGHLY RECOMMENDED TO APPRECIATE THIS NO CHAIN IMMACULATLY PRESENTED THREE BEDROOM DETACHED BUNGALOW BUILT BY EMERALD HOMES THIS PROPERTY BENEFITS FROM NO CHAIN, WITH BOTH EN-SUITE AND FAMILY BATHROOM. CALL NOW TO ARRANGE YOUR VIEWING TODAY!



Living Room

15' 10" x 12' 7" (4.83m x 3.84m)

UPVC Double glazed window to the front and side.
Two radiators, ceiling sight, sockets and carpet flooring.

Kitchen

13' 4" x 8' 9" (4.06m x 2.67m)

UPVC Double glazed window to the rear aspect, Eye and base level units with worktop over, integrated fridge freezer, dishwasher, oven and gas hob with extractor over. Stainless steel sink drainer, Sockets, inset spotlights, radiator and vinyl flooring. Window and door leading to the rear garden.

Utility Room

6' 6" x 5' 11" (1.98m x 1.80m)

UPVC Double glazed windows and door the the rear, base level units with worktop over, stainless steel sink drainer, Radiator, Space and plumbing for washing machine and tumble dryer, wall mounted boiler enclosed. sockets, inset spotlights and vinyl flooring.

Hallway

Ceilings lights, vinyl flooring, radiators, fuse and alarm.

Bedroom One

12' 5" x 10' 3" (3.78m x 3.12m)

UPVC Double glazed window to the rear aspect, radiator, ceiling light, TV point, thermostat, sockets and carpet flooring.

En Suite

8' 7" x 2' 11" (2.62m x 0.89m)

UPVC Double glazed obscured window to the rear, shaving point, stainless steel heated towel rail, sink with wall mounted mirror vanity unit, toilet, shower cubicle with glass shower screen, inset spotlights and vinyl flooring.

Bedroom Two

10' 3" x 9' 1" (3.12m x 2.77m)

UPVC Double glazed window to the front aspect,

sockets, ceiling light, radiator and carpet flooring.

Bathroom

8' 5" x 5' 7" (2.57m x 1.70m)

UPVC Double glazed obscured window to the rear, panelled bath with tiled surround, stainless steel heated towel rail, sink, toilet, shaver point, vinyl wood effect flooring, inset spotlights.

Bedroom Three

9' 2" x 8' 2" (2.79m x 2.49m)

UPVC Double glazed window to the front aspect, vinyl flooring, sockets, ceiling light, TV point and vinyl flooring.

Detached Garage

17' x 9' 10" (5.18m x 3.00m)

Exterior

the rear garden is fully enclosed and has recently had fruit trees planted.



view this property online williamhbrown.co.uk/Property/SDG112754



welcome to

Beecham Court, Weston Spalding

- EXECUTIVE THREE BEDROOM DETACHED BUNGALOW
- DETACHED SINGLE GARAGE & PARKING
- OPEN VIEWS TO THE FRONT ASPECT & SOUTH FACING REAR GARDEN
- EN SUITE TO MAIN BEDROOM
- WITHIN WALKING DISTANCE OF A BUS STOP, SHOP WITH POST OFFICE, COUNTRY PUB AND CHURCH

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG112754



Property Ref:
SDG112754 - 0011

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk