



**Beecham Court, Weston Spalding PE12 6GG**

**welcome to**

**Beecham Court, Weston Spalding**

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS NO CHAIN ENERGY EFFICIENT IMMACULATLEY PRESENTED THREE BEDROOM DETACHED BUNGALOW BUILT BY EMERALD HOMES! THIS PROPERTY BENEFITS FROM NO CHAIN WITH BOTH EN-SUITE AND FAMILY BATHROOM. WALKING DISTANCE TO LOCAL AMENITIES FOR CONVENIENCE! CALL NOW!



## **Living Room**

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

UPVC Double glazed window to the front and side. Two radiators, ceiling light, 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. Internal door leading into the utility room.

## **Utility Room**

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

UPVC Double glazed window and door to 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, fusebox, alarm and full size walk in storage cupboard perfect for shoes and coats with shelving.

## **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, paneled bath with tiled surround, stainless steel heated towel rail, sink, toilet, shaver point, wall mounted mirror and cupboard, vinyl wood effect flooring, inset spotlights.

## **Bedroom Three/Office**

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.

## **Single Garage**

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

With power.

## **Exterior**

The rear garden is fully enclosed and has recently had fruit trees planted. The property also has an outside tap.



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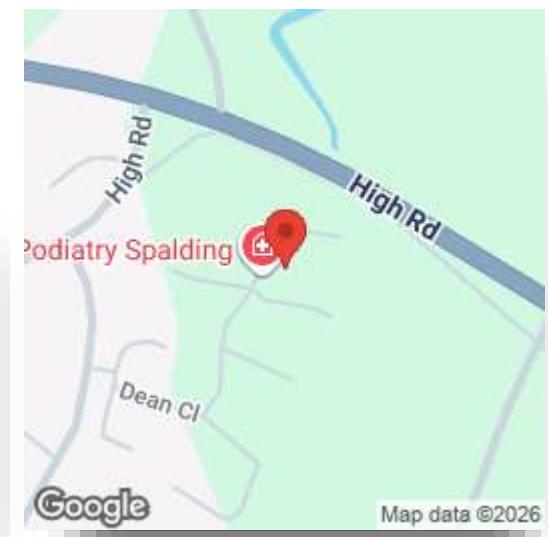
## Beecham Court, Weston Spalding

- DESIRABLE THREE BEDROOM ENERGY EFFICIENT DETACHED BUNGALOW
- WALKING DISTANCE TO A BUS STOP, SHOP/ POST OFFICE, COUNTRY PUB AND CHURCH
- WITHIN 3 MILE DISTANCE TO SPRINGFIELD'S SHOPPING OUTLET!
- LESS THAN A MILE FROM BAYTREE GARDEN CENTRE
- IMMACULATEDLY PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in the region of



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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.



Property Ref:  
SDG112754 - 0024

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