



Lincoln Way, SPALDING PE11 1PF

welcome to

Lincoln Way, SPALDING

Immaculately presented four double bedroom family home, EXTENSIVELY RENOVATED BY CURRENT OWNER TO INCLUDE HIGH END FIXTURES & FITTINGS. Open plan kitchen diner & two reception rooms. Family bathroom, WALK-IN WARDROBE & EN-SUITE TO MASTER & downstairs WC. Ample parking, OVERSIZED GARAGE & home office



Entrance Hall

having stairs to first floor with cupboard beneath, space for study/homework area, LVT flooring, door to lounge and door to:

Kitchen Diner

17' max x 32' 1" max (5.18m max x 9.78m max)
having a range of wall and base units, solid oak work surfaces and a one and a half bowl sink. Integrated five ring gas hob, three electric ovens, microwave, warming tray, dishwasher and bin storage. Fitted island in dining area with eight-seater breakfast bar/dining and solid oak surface, LVT flooring and door to:

Utility

5' 1" x 7' 11" (1.55m x 2.41m)
having single bowl sink, solid oak work surface, space for washing machine and tumble dryer, built-in cupboard with wall mounted gas boiler, LVT flooring, side door to rear garden and door to:

Wc

5' 2" x 4' (1.57m x 1.22m)
comprising two piece suite of WC and sink. Heated towel rail

Lounge

18' x 14' 5" (5.49m x 4.39m)
with built-in media wall and living flame electric fire. French doors to front garden and decking area

Dining Room/ Bedroom Five

12' 3" x 14' 5" (3.73m x 4.39m)
LVT flooring

Landing

having built-in cupboard and doors off to all bedrooms and bathroom

Bedroom One

13' 5" x 11' 9" (4.09m x 3.58m)
door to en-suite and door to:

Walk-In Wardrobe

4' 10" x 8' 1" (1.47m x 2.46m)
with recessed lighting

En-Suite

9' 3" x 4' 11" (2.82m x 1.50m)
comprising three piece suite of WC, sink and double shower cubicle with dual head thermostatic shower. Extractor, heated towel rail, partly tiled walls and fitted mirror with light

Bedroom Two

12' 4" x 11' 8" (3.76m x 3.56m)
built-in cupboard

Bedroom Three

11' 7" max x 10' 1" max (3.53m max x 3.07m max)

Bedroom Four

10' 9" x 9' 11" (3.28m x 3.02m)
built-in wardrobe and two cupboards/eaves storage

Bathroom

11' 9" x 8' 5" (3.58m x 2.57m)
comprising four piece suite of WC, pedestal sink, bath and double shower cubicle with dual head thermostatic shower. Extractor, heated towel rail, partly tiled walls and fitted mirror with lighting

Outside

to the front of the property there is a gravel driveway providing ample off road parking and giving access to the oversized garage. To the left hand side there is a decked seating area and a lawn that leads to the side and round to the rear of the property. Enclosed by fencing and hedging, the garden offers great privacy and also includes a second decked seating area to the rear, a timber garden shed, three timber planters, a wild flower area and an outside tap

Oversized Garage

22' 1" x 14' 3" (6.73m x 4.34m)
having electric up and over door, power and lighting, Rear door to garden

Home Office

14' 10" x 8' 2" (4.52m x 2.49m)

having power and lighting

Brick Store

6' x 9' (1.83m x 2.74m)
with lighting and concrete floor



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welcome to

Lincoln Way, SPALDING

- IMMACULATELY PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- EXTENSIVELY RENOVATED BY CURRENT OWNERS
- TWO RECEPTION ROOMS, LARGE OPEN PLAN KITCHEN DINER & UTILITY
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING, OVERSIZED GARAGE, HOME OFFICE & ENCLOSED GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: D



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112470 - 0003

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