



29 EDGEFIELD WESTON, PE12 6RQ

£332,500
FREEHOLD

Welcome to this stunning property located in the sought-after village of Edgefield, Weston. This delightful detached house, built in the late 1990s, offers a spacious 1,900 sq ft of living space, perfect for a growing family.

Upon entering, you are greeted by two inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With four generously sized bedrooms, there is ample space for everyone to enjoy their own private sanctuary. The master bedroom boasts the luxury of an ensuite bathroom, adding a touch of elegance to this lovely home.

The property features a well-appointed kitchen, providing the perfect setting for creating delicious meals and lasting memories. Additionally, the single garage and parking for three vehicles ensure convenience and ease for all residents and guests.

Situated in a popular village location, this property offers the tranquility of rural living while still being within easy reach of local amenities and transport links. Whether you're looking for a peaceful retreat or a place to raise a family, this large family home ticks all the boxes.

Don't miss out on the opportunity to make this house your home and experience the best of village living in Edgefield, Weston. Contact us today to arrange a viewing and start the next chapter of your life in this wonderful property.

29 EDGEFIELD

• EXCELLENT VILLAGE LOCATION • FOUR DOUBLE BEDROOMS • EN-SUITE TO MASTER • GAS CENTRAL HEATING • GENEROUS CORNER PLOT • AMPLE OFF ROAD PARKING • ENCLOSED REAR GARDEN • TWO RECEPTION ROOMS • SOUGHT AFTER LOCATION • CLOSE TO LOCAL AMMENITIES WITH EXCELLENT TRANSPORT LINKS



Summary

Stunning detached 4 bedroom family home, built by Ashwood Homes circa 2000.

Set over 2 floors, the main door opens into the reception hallway with a staircase accessing the landing, the reception hall also is quite large to allow for plenty of storage, the lounge with views to both front and rear aspects.

Off the hallway leads to the dining room and the kitchen/breakfast room to the rear of the property and have views to the rear garden. The kitchen also gives access to the laundry room, WC and a door to the garden.

Stairs to the first floor landing with storage cupboard, and holds all 4 double bedrooms, the main bedroom is complimented by an ensuite shower room and the family bathroom sits centrally on the landing.

The exterior provides ample off street parking via a private driveway leading to a detached, single garage. The front garden is laid to lawn with gated access to the rear garden, which offers a large patio and lawn area, complimented by a selection of plants, the garden extends to the side of the property, offering a further lawned area and access door to the garage.

Lounge

Two windows to side, window to front, door to:

Hallway

Stairs, door to:

Dining Room

Window to front, sliding door, door to:

Kitchen

Window to side, door to:

WC

Door to:

Utility

Door to:

Garage

Window to side, Up and over door.

Bedroom 2

Window to side, window to front, door to:

Bathroom

Window to side, door to:

En-suite Shower Room

Window to side, door to:

Landing

Door to:

Bedroom 1

Two windows to side, Storage cupboard, door to:

Bedroom 3

Window to front, window to side, door to:

Bedroom 4

Door.

29 EDGEFIELD





29 EDGEFIELD

ADDITIONAL INFORMATION

Local Authority – South Holland

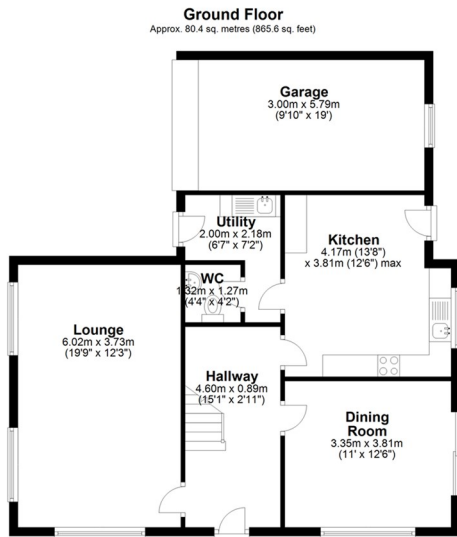
Council Tax – Band D

Viewings – By Appointment Only

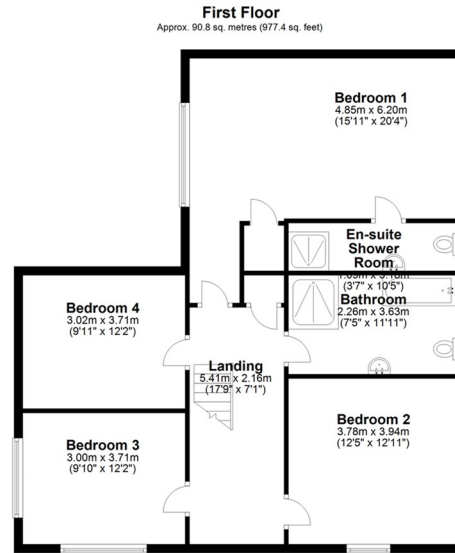
Floor Area – 1900.00 sq ft

Tenure – Freehold





Total area: approx. 171.2 sq. metres (1843.0 sq. feet)
29 edgefield



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

