



## **122 Winsover Road, Spalding, PE11 1HE**

**£375,000**

Are you looking for a property near Spalding Town Centre? Your search ends here with this spacious six-bedroom detached family home. Boasting four reception rooms, two bath/shower rooms, and ample outdoor space, this property on Winsover Road, Spalding offers convenient access to Town Centre amenities and Spalding Train Station. A viewing is highly advised!



**Entrance Hall 25'09 x 6'35 (7.85m x 1.83m)**

Composite entrance door to front aspect with two glazed side panels. Wooden flooring. Stairs to first floor landing. Door to rear.

**Lounge 17'9 x 14'4 (5.41m x 4.37m)**



Upvc bay window to front and window to side aspect. Open fire with tiled hearth. Wooden flooring.

**Drawing Room 13'9 x 18'6 (4.19m x 5.64m)**



Upvc bay window to front aspect.

**Dining Room 17'8" x 14'4" (5.41m x 4.37m)**

Upvc window to side aspect.

**Snug 11'6 x 11'7 (3.51m x 3.53m )**



Upvc window to rear aspect.

**Kitchen 6'53 x 7'9 (1.83m x 2.36m)**



Upvc window to side aspect. Tiled flooring. Base and wall units with work surface over. Sink drainer with mixer tap over. Partially tiled walls.

**Downstairs Shower Room**

Tiled flooring. Toilet. Wash hand basin. Shower cubicle currently blocked up.



### First Flooring Landing



Window to front and rear elevation. Wooden flooring.

### Bedroom One 17'8" x 14'4" (5.41m x 4.37m)



Upvc window to front elevation. Fireplace with tiled hearth. Wooden flooring. Door to en-suite.

### En-suite



Tiled flooring. Toilet. Wash hand basin. Partially tiled walls. Shower cubicle with rainwater head over.

### Bedroom Two 13'8 x 15'3 (4.17m x 4.65m)



Upvc window to rear elevation. Wooden flooring. Fireplace with tiled hearth.



**Potential dressing and En-suite**



Door from bedroom 2 opening up into this fantastic space that has been taken back to the bare brick and would make a fantastic dressing room with the stud work already up to create another en-suite

**Bedroom Three 15'8 x 13'9 (4.78m x 4.19m)**

Two wooden windows to front elevation. Open fire with tiled hearth. Wooden flooring.

**Family Bathroom**



Upvc window to rear elevation. Fully tiled floor. Part tiled walls. Wash hand basin. Toilet. Freestanding bath. Seperate shower cubicle.

**Second Floor Landing**

Wooden flooring.

**Bedroom Five 13'9 x 8'08 (4.19m x 2.64m)**



Window to side elevation. Velux window.

**Lounge Area 32'9"26'2" x 26'2"13'1" (10'8 x 8'04)**



Velux to side. Loft access.

**Bedroom Six 26'2"13'1" x 29'6"6'6" (8'04 x 9'2)**



Window to front elevation.



### Shower Room



Window to rear. Toilet. Wash hand basin. Tiled flooring. Partially tiled walls. Shower cubicle.

### Bedroom Four 21'10 x 8'06 (6.65m x 2.59m)

Window to rear elevation. Velux to side.

### Outside Room

Outdoor storage.

### Garage and Workshop



Single garage door.

### Front Garden



### Rear Garden



### Property Postcode

For location purposes the postcode of this property is: PE11 1HE

### Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: G

COUNCIL TAX BAND: D - SHDC

### PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Ark Property Centre

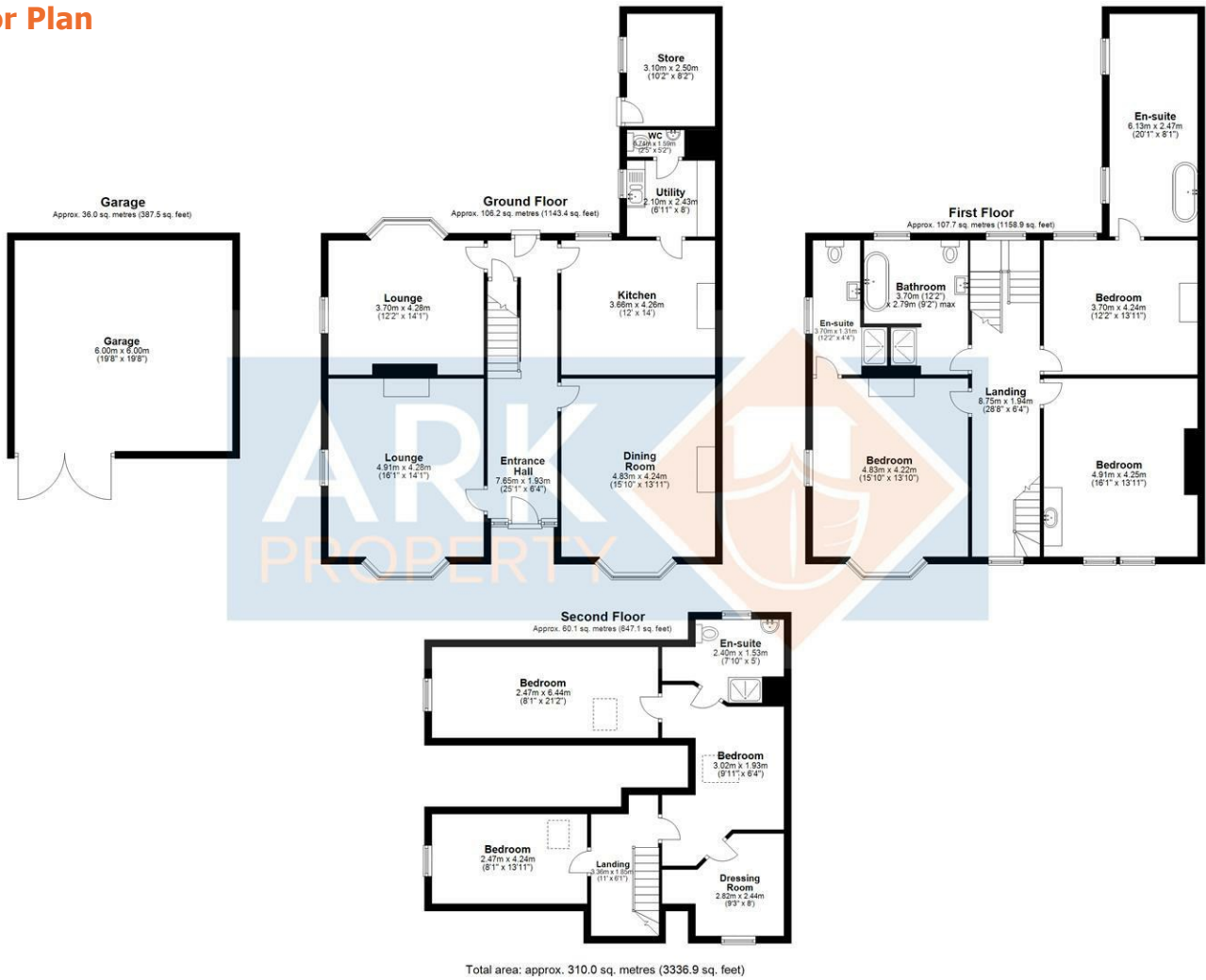
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### Disclaimer

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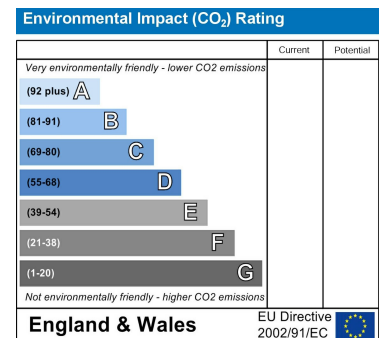
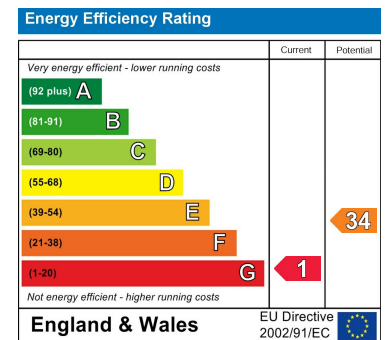
### Floor Plan



### Area Map



### Energy Efficiency Graph



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