



122 Winsover Road, Spalding, PE11 1HE

Guide Price £350,000

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

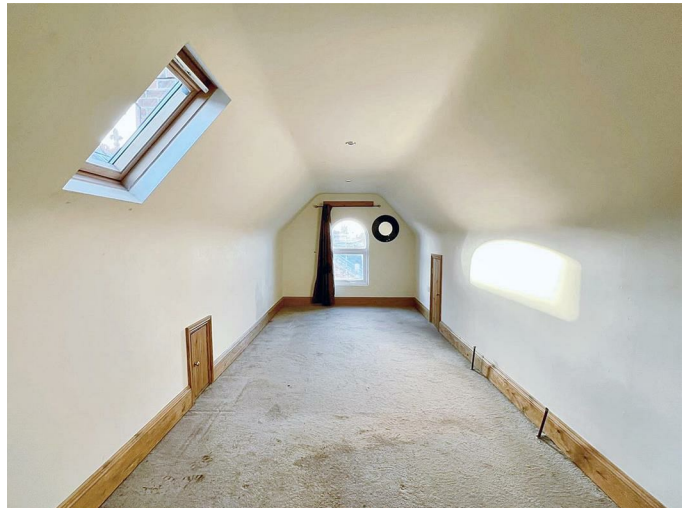


Upvc window to rear elevation. Fully tiled floor. Part tiled walls. Wash hand basin. Toilet. Freestanding bath. Seperate shower cubicle.

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

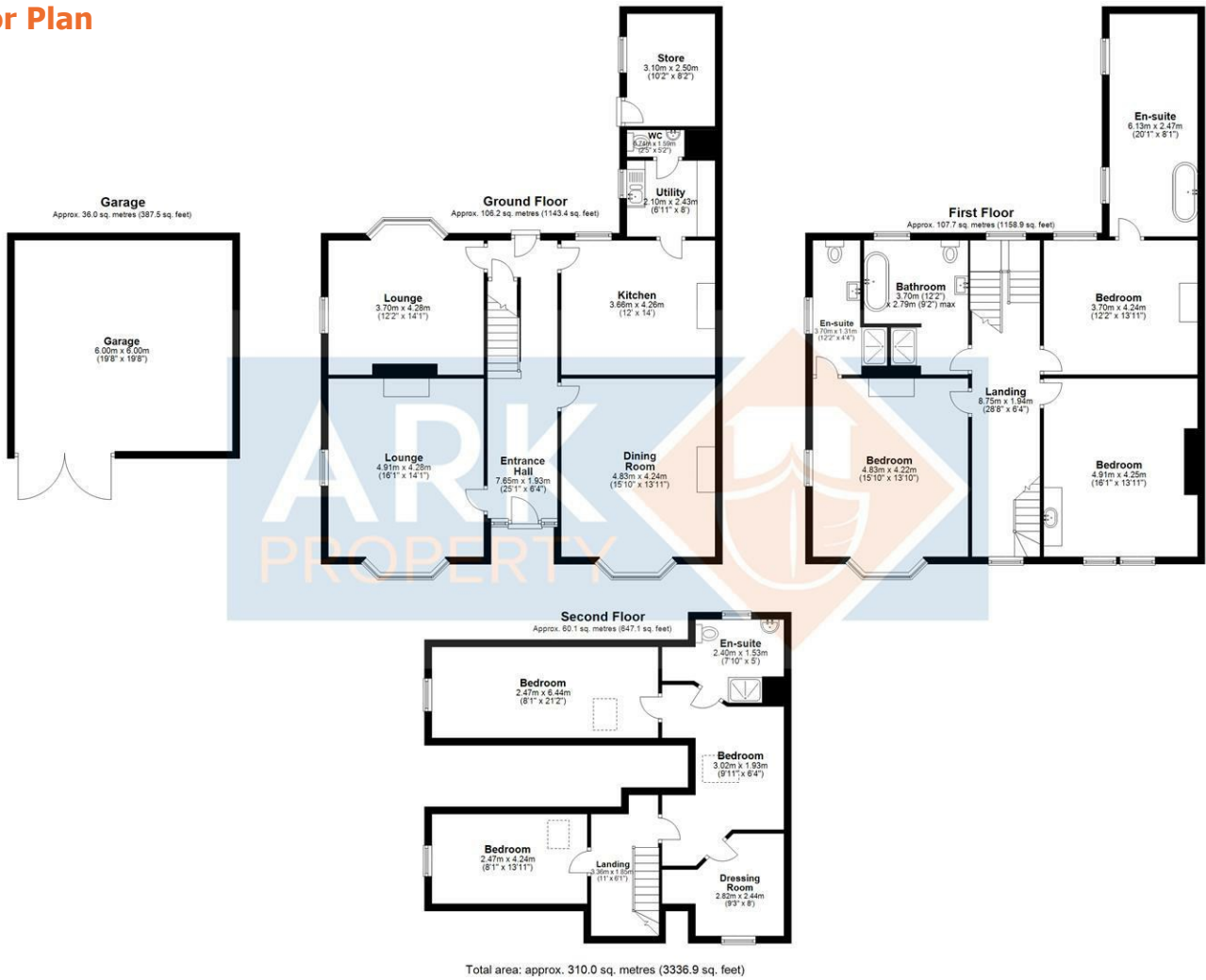
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

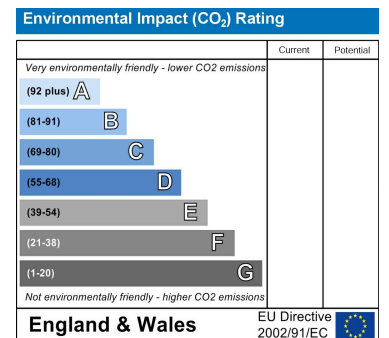
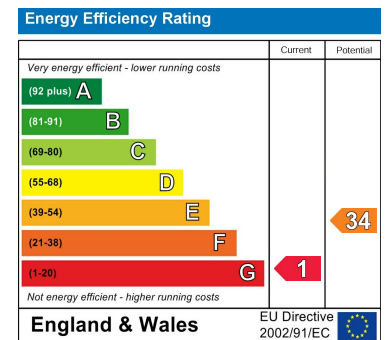
Floor Plan



Area Map



Energy Efficiency Graph



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