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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



26 Wimberley Close, Weston PE12 6WA

£285,000 Freehold

- No Onward Chain
- 3 Bedrooms
- Low Maintenance Rear Garden
- Detached Brick Garage
- Gas Central Heating

3 bedroom detached bungalow situated in a village location. Accommodation comprising entrance hallway, lounge, kitchen diner, utility room, master bedroom with en-suite, 2 further bedrooms and shower room. Low maintenance rear garden, gravelled driveway, detached brick garage. Gas central heating. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Canopy porch with external lighting and leading through an obscured UPVC double glazed door with matching full length obscured glazed panel to the side into:

ENTRANCE HALLWAY

Coved and textured ceiling, 2 centre light points, access to loft space, smoke alarm, central heating controls, BT point, radiator, fitted vinyl plank flooring, storage cupboard off with shelving, further storage cupboard housing hot water cylinder with slatted shelving. Door into:

LOUNGE

12' 7" x 15' 9" (3.86m x 4.82m) UPVC double glazed window to the front and side elevations, coved and textured ceiling, centre light point, 2 wall lights, double radiator, TV point, feature fireplace with wooden surround, marble insert and hearth with fitted coal effect gas fire.

From the Entrance Hallway into:

KITCHEN DINER

8' 9" x 13' 1" (2.69m x 4.0m) UPVC double glazed window to the rear elevation, coved and textured ceiling, strip light, wall mounted British gas boiler, radiator, BT point, Carbon Monoxide detector, fitted with a wide range of base, eye level and drawer units, work surfaces over, tiled splashbacks, integrated gas Bosch



hob, integrated electric Bosch oven, extractor hood over, inset one and a quarter bowl sink with mixer tap, door into:

UTILITY ROOM

5' 10" x 6' 5" (1.79m x 1.96m) Obscured UPVC double glazed door to the rear elevation, UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, fitted with base units, work surfaces over, tiled splashbacks, shelving, inset stainless steel sink with taps, obscured UPVC double glazed door into:

CONSERVATORY

6' 1" x 8' 0" (1.87m x 2.44m) UPVC construction with UPVC double glazed windows to both side elevations, UPVC double glazed door to the rear elevation, wooden flooring, lantern wall light.

SHOWER ROOM

5' 10" x 8' 5" (1.80m x 2.59m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, tiled flooring, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, 2 medicine cabinets, walk-in shower cubicle with fitted thermostatic shower over.

From the Entrance Hallway a door leads into:

MASTER BEDROOM

10' 4" x 12' 1" (3.15m x 3.70m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, BT point, telephone point, door into:

EN-SUITE

2' 7" x 8' 5" (0.80m x 2.59m) at the widest point Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, tiled flooring, radiator, fitted with a three piece suite comprising low level WC, wash hand basin with taps and tiled splashbacks, shaver point, fully tiled shower cubicle with fitted thermostatic shower over.

BEDROOM 2

9' 2" x 8' 4" (2.81m x 2.55m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

BEDROOM 3

9' 7" x 10' 4" (2.93m x 3.16m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point.

EXTERIOR

Private block paved road leading on gravelled driveway providing multiple off-road parking. The side garden is mainly laid to lawn with a wide range of mature shrub and tree borders and hedged boundary. Wooden side access gate leading into rear garden.

DETACHED BRICK GARAGE

Electric door, power and lighting.

REAR GARDEN

Designed for ease of maintenance, laid to gravel with patio area, fenced boundaries to both sides and to the rear elevations. Wooden summerhouse, glasshouse.

To the side there are 2 metal storage sheds.

External lighting, cold water tap.

DIRECTIONS

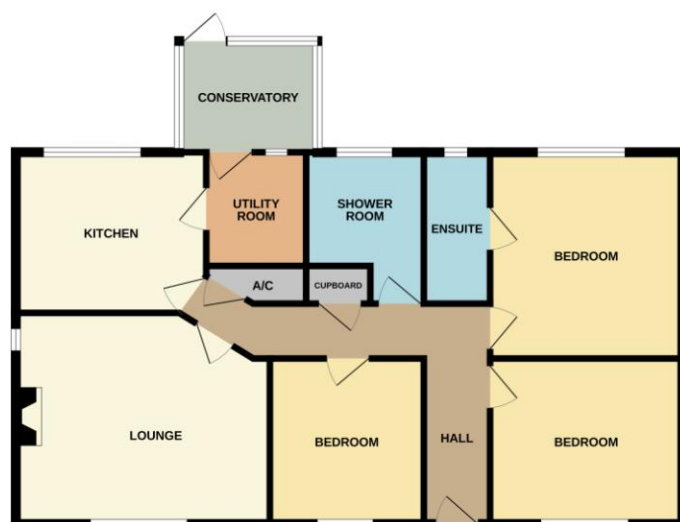
From Spalding proceed in an easterly direction along the A151 Holbeach Road. Continue for around 2 miles to the Weston roundabout. Take the 2nd exit passing Baytree Nurseries along High Road continue over the 2 mini roundabouts taking a right hand turning into Wimberley Close. The property is situated off a private roadway.

AMENITIES

The centre of the village of Weston is a short walk from the property has a Village Store / Post Office, Public House / Restaurant, Primary School and Church along with the world renowned Baytree Garden Centre. Spalding Town Centre is approximately 2 and a half miles distance and offers a wide range of shopping, banking, leisure and commercial facilities along with the Springfields Retail Outlet and Festival Gardens, bus and railway stations and the Cathedral City of Peterborough is approximately 20 miles to the south offering a fast train link to London Kings Cross minimum journey time 50 minutes



GROUND FLOOR



We warrant every attempt has been made to ensure the accuracy of the floorplan contained herein. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Please see document 12/02/15

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND C

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11655

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
E: spalding@longstaff.co.uk
www.longstaff.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		