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19 Wimberley Close, Weston PE12 6WA

£375,000 Freehold

- Detached Family Home
- Lounge
- Conservatory
- Bay Fronted Dining Room
- Kitchen/Diner

This delightful detached family house offers a perfect blend of modern comfort and timeless elegance. Boasting 3 reception rooms, 4 bedrooms, and 2 well-appointed bathrooms, this property is a dream family home with ample space for all. The property has been recently revitalised with a fresh coat of paint and new carpets throughout. It has off-road parking for four vehicles and a detached double garage.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ENTRANCE HALL :

With stairs leading up to the first floor accommodation, radiator, power points, telephone point, skimmed and coved ceiling, understairs storage cupboard.

CLOAKROOM :

UPVC obscured double glazed window to the side, W.C with a push button flush. wash hand basin the taps over and tiled splash-backs.



BAY FRONTED DINING ROOM :

4.27m'2.44m x 3.96m'0.30m (14'8" x 13'1") UPVC double glazed bay window to the front, radiator, power points, skimmed and coved ceiling.



KITCHEN/DINER :

5.49m x 2.82m (18'0" x 9'3") Being double aspect with UPVC double glazed windows to the front and rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, half sized electric oven and grill with a four burner gas hob and extractor hood over, integrated dishwasher, integrated fridge, fuse box, tiled splash-backs, telephone point, power points, radiator and a wall mounted gas boiler housed in a matching kitchen cupboard.



UTILITY ROOM :

2.13m'0.61m x 1.83m'1.22m (7'2" x 6'4") UPVC obscured double glazed door and window to the rear, base and eye level units with a work surface over, sink and drainer with taps over, space and plumbing for a washing machine, space and point for a tumble dryer. tiled splash-backs, radiator and power points.



STUDY/PLAY ROOM :

3.05m x 2.74m (10'0" x 9'0") UPVC double glazed window to the side, radiator, power points/ skimmed and coved ceiling.

LOUNGE :

5.49m x 3.96m (18'0" x 13'0") UPVC double glazed window to the rear, double glazed sliding patio doors to the conservatory, radiator, power points, skimmed and coved ceiling wall lights and a TV point.



CONSERVATORY :

3.35m'2.44m x 3.35m'1.22m (11'8 x 11'4) Of brick and UPVC construction with UPVC double glazed French doors opening out to the rear, tiled floor, power point, electric heater, ceiling fan and light.

LANDING :

UPVC double glazed window to the front overlooking the green, loft hatch, airing cupboard, radiator, power points, skimmed and coved ceiling and a walk-in storage cupboard.



BEDROOM ONE :

5.49m x 3.35m (18'0" x 11'0") UPVC double glazed window to the front overlooking the green, radiator, power points, skimmed and coved ceiling.

EN-SUITE :

UPVC obscured double glazed window to the side, fully tiled shower cubicle with an electric mixer shower, W.C with a push button flush, pedestal washbasin with taps over and a shaver point.



BEDROOM TWO :

3.66m x 3.66m (12'0" x 12'0") UPVC double glazed window to the front overlooking the green, radiator, power points, skimmed and coved ceiling.

FOUR PIECE BATHROOM SUITE :

UPVC obscured double glazed window to the rear, panelled bath with taps over, W.C, pedestal washbasin with taps over, fully tiled shower cubicle with an electric mixer shower and a radiator.



BEDROOM THREE :

4.01m x 2.74m (not inc wardrobes) (13'2" x 9'0" (not inc wardrobes)) UPVC double glazed window to the rear, radiator, power points and built-in wardrobes.

BEDROOM FOUR :

4.01m x 2.74m (13'2 x 9'0") UPVC double glazed window to the rear, radiator, power points, skimmed and coved ceiling.

EXTERIOR :

To the front, the property is approached by a decorative hedge and metal pedestrian gate, with the rest then being laid to lawn with a patio path leading to the front door. The side gate accesses the side and rear gardens with the side garden being enclosed by panel fencing and is laid to lawn, with an outside tap and light. The rear garden is also enclosed by panel fencing with mature shrub and tree borders, with a patio seating area and is also predominately then laid to lawn.

The property offers off-road parking to the rear of the dwelling which continues on to the detached double garage.



DETACHED DOUBLE GARAGE :

5.49m'0.91m x 5.49m'0.91m (18'3" x 18'3") With two separate up and over doors, power and lighting connected, UPVC obscured double glazed personnel door to the rear garden.





DIRECTIONS

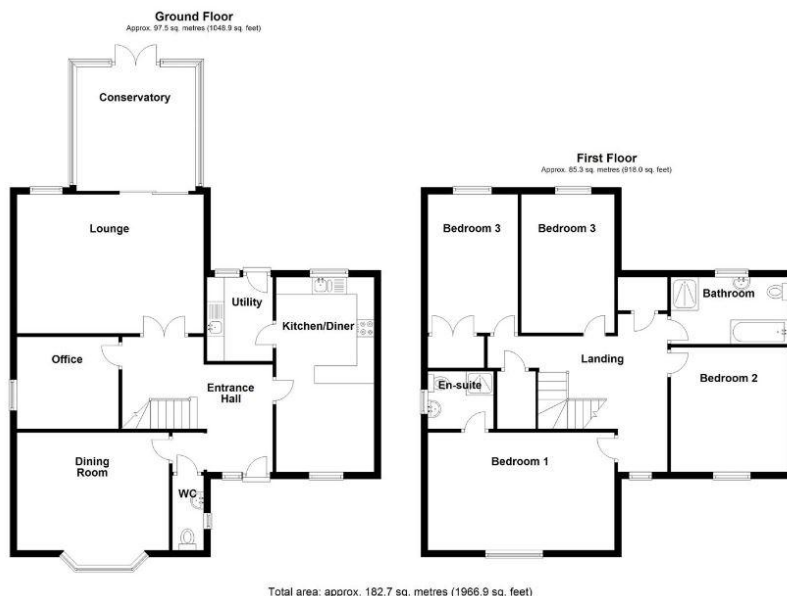
From Spalding proceed in an easterly direction along the A151 Holbeach Road. Continue for around 2 miles to the Weston roundabout. Take the 2nd exit passing Baytree Nurseries along High Road continue over the 2 mini roundabouts taking a right hand turning into Wimberley Close.

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







TENURE Freehold

SERVICES All mains services Gas central heating

COUNCIL TAX BAND E

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: M & M

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		