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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



19 Wesley Road, Whaplode PE12 6UR

**£245,000 Freehold**

- 3 Bedrooms
- Lounge Diner
- Single Garage
- Gas Central Heating
- Viewing Recommended

Well presented modern 3 bedroom detached house with UPVC windows and gas central heating. Driveway, garage, established rear gardens. Inspection highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### **ACCOMMODATION**

Canopied storm porch and half glazed UPVC front entrance door to:

#### **RECEPTION HALL**

10' 6" x 8' 2" (3.21m x 2.49m) Laminate flooring, radiator, understairs cupboard, built-in store cupboard, staircase off.

#### **CLOAKROOM**

Two piece suite comprising low level WC and wash hand basin, radiator, obscure glazed window.

#### **KITCHEN**

8' 6" x 10' 2" (2.60m x 3.10m) Half glazed rear entrance door and UPVC window, single drainer stainless steel sink unit, plumbing and space for washing machine, fitted base cupboards, drawers, eye level wall cupboards, intermediate wall tiling, gas cooker point, cooker hood, laminate flooring, appliance space.



### LOUNGE DINER

16' 11" x 10' 7" (5.17m x 3.23m) plus 8' 4" x 3' 7" (2.55m x 1.10m), laminate flooring, decorative chimney breast, French doors to the rear elevation, front window, 2 radiators, 2 ceiling lights.

From the Reception Hall the staircase rises to:

### FIRST FLOOR LANDING

Arched window to the front elevation, linen cupboard, loft hatch.

### BEDROOM 1

8' 8" x 12' 8" (2.65m x 3.87m) Window to the rear elevation, range of wardrobes, radiator.

### BEDROOM 2

11' 8" x 8' 8" (3.57m x 2.65m) Window to the rear elevation, recessed wardrobe, fitted carpet, radiator.

### BEDROOM 3

7' 10" x 8' 3" (2.40m x 2.53m) Window to the front elevation, recessed cupboard, radiator, fitted carpet.

### BATHROOM

8' 0" x 6' 5" (2.46m x 1.96m) Laminate flooring, three piece white suite comprising panelled bath with shower over, wash hand basin, low level WC, obscure glazed UPVC window, radiator, shaver point.

### EXTERIOR

Extensive lawned front garden, block paved driveway with multiple parking and access to:

### ATTACHED GARAGE

Up and over door.

Gated access to:

### ENCLOSED REAR GARDEN

Comprising lawn, patio, fencing to the side and rear boundaries with the quiet graveyard beyond.

### DIRECTIONS

From Spalding proceed in an easterly direction along the A151 continue through Weston and Moulton and on to Whaplode. Turn left into Stockwell Gate and then immediately left into Wesley Road where upon the property will be indicated by the Agents For Sale sign.

### AMENITIES

The village has amenities including primary school, Church, general stores, service stations etc. Holbeach is 2 miles distant and Spalding 6 miles distant offering a wide range of facilities.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND B**

**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: S11713**

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**

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**CONTACT**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

