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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



1 Fengate Drove, Weston Hills PE12 6DJ

£325,000 Freehold

- Semi-Rural Location with Field Views
- 3 Double Bedrooms
- Integral Single Garage
- Superbly Presented Accommodation
- Viewing Essential

Spacious 3 bedroom detached bungalow situated in a semi-rural location with open views to the front. Superbly presented accommodation comprising entrance porch, entrance hallway, lounge, kitchen diner, utility room, cloakroom, family bathroom, 3 double bedrooms. Enclosed rear gardens, multiple off-road parking and integral garage.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Composite door to the side elevation leading into:

ENTRANCE PORCH

4' 10" x 5' 11" (1.48m x 1.81m) UPVC double glazed, obscured UPVC double glazed door leading into:

ENTRANCE HALLWAY

4' 11" widening to 6'6" x 20' 1" (1.5m widening to 2.0m x 6.13m) Skimmed and coved ceiling, inset LED lighting, access to part boarded loft space with pull down ladder and light, plank effect laminate flooring, telephone point, electric storage heater, storage cupboard off housing hot water cylinder with slatted shelving, door into:

LOUNGE

11' 8" x 16' 11" (3.56m x 5.17m) UPVC double glazed bay window to the front elevation, skimmed and coved ceiling, centre light point, 2 fitted wall lights, laminate plank effect flooring, electric storage heater, TV point, feature wooden fireplace with tiled insert and slate hearth with fitted multi fuel burning stove.

From the Entrance Hallway a door leads into:



KITCHEN DINER

9' 8" x 12' 7" (2.97m x 3.86m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre spotlight fitment, laminate vinyl plank flooring, electric storage heaters, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset one and a quarter bowl stainless steel sink with mixer tap, integrated Beko induction hob, integrated eye level Beko double fan assisted electric oven, integrated slim line Beko dishwasher, further drawer and glazed units, TV point, door into:



UTILITY ROOM

6' 3" x 8' 10" (1.92m x 2.71m) Obscured UPVC double glazed door to the rear elevation, UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, vinyl laminate plank flooring, plumbing and space for washing machine, space for tumble dryer, space for fridge freezer, door to:

STORAGE CUPBOARD/LARDER

3' 8" x 4' 2" (1.12m x 1.28m) Coved ceiling, centre light point, fitted shelving, coat rail.

From the Utility Room a door leads into:



CLOAKROOM

2' 11" x 4' 2" (0.89m x 1.28m) Coved and textured ceiling, centre light point, tiled flooring, fitted with a two piece suite comprising low level WC and wash hand basin with mixer tap fitted into vanity unit with storage below.

From the Entrance Hallway a door leads into:



FAMILY BATHROOM

5' 5" x 8' 0" (1.66m x 2.45m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, shaver point, mosaic tiled flooring, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and medicine cabinet over, bath with thermostatic tap and fitted shower attachment over and shower screen.

From the Entrance Hallway a door leads into:



MASTER BEDROOM

11' 8" x 11' 10" (3.57m x 3.61m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, TV point, electric storage heater.

BEDROOM 2

9' 8" x 10' 11" (2.95m x 3.34m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre spotlight fitment, electric storage heater.



BEDROOM 3

8' 1" x 11' 10" (2.48m x 3.61m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre spotlight fitment, electric storage heater.

EXTERIOR

Hedged boundaries and five bar gate and further pedestrian gate to the side elevation leading into the extensive gravelled driveway with turning bay providing multiple off-road parking. The front garden is mainly laid to lawn with a wide range of mature shrubs and trees. Electric sockets and extensive lighting, wooden side access gate leading into rear garden.

INTEGRAL GARAGE

9' 4" x 16' 0" (2.85m x 4.89m) Electric roller door, UPVC double glazed door to the side elevation, electric consumer unit board, textured ceiling, centre light point, power points.

Paved pathways lead round the side of the property with lighting, cold water tap, paved pathways, lawned area with shrub borders.

The rear garden has a raised decking area with covered pergola, mainly laid to lawn, a wide range of mature shrubs and trees.

To the other side there is a wooden garden shed.

DIRECTIONS

From Spalding proceed out along Holbeach Road passing Springfields and continue to the main roundabout taking the third exit on to the A16. Continue to the next roundabout taking the first exit signposted Weston Hills, turn right into Broadgate at the crossroads, continue right down into the village follow the left hand bend then turn left into Fengate Drove. The house is on the left hand side.

AMENITIES

The village primary school is within easy walking distance of the property. Weston Hills also has a village hall and pub. The center of Spalding is 3 miles distance and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Peterborough is 18 miles to the south of the property and has a fast train link with London King's Cross, minimum journey time 46 minutes.







TENURE Freehold

SERVICES Mains water and electricity. Private drainage (compliant).

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: S11858

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		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		