



BRADLEY JAMES

ESTATE AGENTS



79 Austendyke Road, Weston Hills, Spalding, PE12 6BX

Asking price £125,000

- NO CHAIN
- OPEN PLAN LOUNGE AND DINING ROOM
- FIELD VIEWS TO THE REAR
- COUNTRYSIDE SETTING
- 10 MINUTE DRIVE TO SPALDING TOWN CENTRE
- RECENTLY DECORATED
- TWO DOUBLE BEDROOMS
- CALOR GAS HEATING
- GOOD SIZED REAR GARDEN
- 5 MINUTE DRIVE TO WESTON HILL PRIMARY SCHOOL

# 79 Austendyke Road, Spalding PE12 6BX

Nestled on Austendyke Road in the charming village of Weston Hills, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a tranquil retreat. With no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you will find a spacious open-plan lounge and dining room, perfect for entertaining guests or enjoying family time. The well-appointed kitchen, which has been thoughtfully extended, is located at the rear of the property, providing a functional space for culinary pursuits. A convenient downstairs bathroom adds to the practicality of this home.

The property boasts two generously sized double bedrooms, both offering lovely views of the surrounding fields, creating a peaceful atmosphere for rest and relaxation. The house is equipped with calor gas central heating, ensuring warmth and comfort throughout the year.

Outside, the good-sized rear garden is a true highlight, allowing you to enjoy the beauty of open field views while providing ample space for outdoor activities or gardening.

Location is key, and this property does not disappoint. It is just a five-minute drive to Weston Hill Primary School, making it ideal for families. Spalding town centre and the popular Springfields Garden Outlet are only ten minutes drive away, offering a variety of shopping and dining options. Additionally, the nearby train station in Spalding and excellent road links to the A16 provide easy access to Peterborough, Stamford, Norfolk, and Lincoln.

This charming home in Weston Hills is a wonderful blend of comfort, convenience, and countryside charm, making it a must-see for anyone looking to settle in this picturesque area.



2



1



2



E

Council Tax Band: A



### Lounge

12'7 x 11'1

UPVC double glazed window to the front, UPVC obscured double glazed door to the front, power points and skimmed ceiling.

### Dining Room

13'0 x 11'5

Block archway leading through to the lounge, door going through to the rear entrance which has space for a study, stairs leading up to the first floor accommodation, telephone point, power point, radiator, skimmed ceiling and wall lights.

### Rear Entrance

7'1 x 6'4

UPVC obscured double glazed door to the rear, space for a study desk, power points and skimmed ceiling.

### Downstairs Bathroom

Panel bath with mixer taps over, a mixer tap shower over, shower screen, shaver points, pedestal wash hand basin with mixer taps over, WC with push button flush, tiled floor and radiator.

### Kitchen

10'2 x 9'0

UPVC double glazed window to the rear enjoying open field views, base and eye level units with worksurface over, sink and drainer with mixer taps over, wall mounted gas boiler, space and point for cooker, space and plumbing for washing machine, space and point for fridge, space and point for freezer, tiled splashback, power points and radiator.

### Landing

Doors arranged off to two bedrooms.

### Bedroom 1

12'8 x 11'0

UPVC double glazed window to the front, radiator, power points and skimmed ceiling.

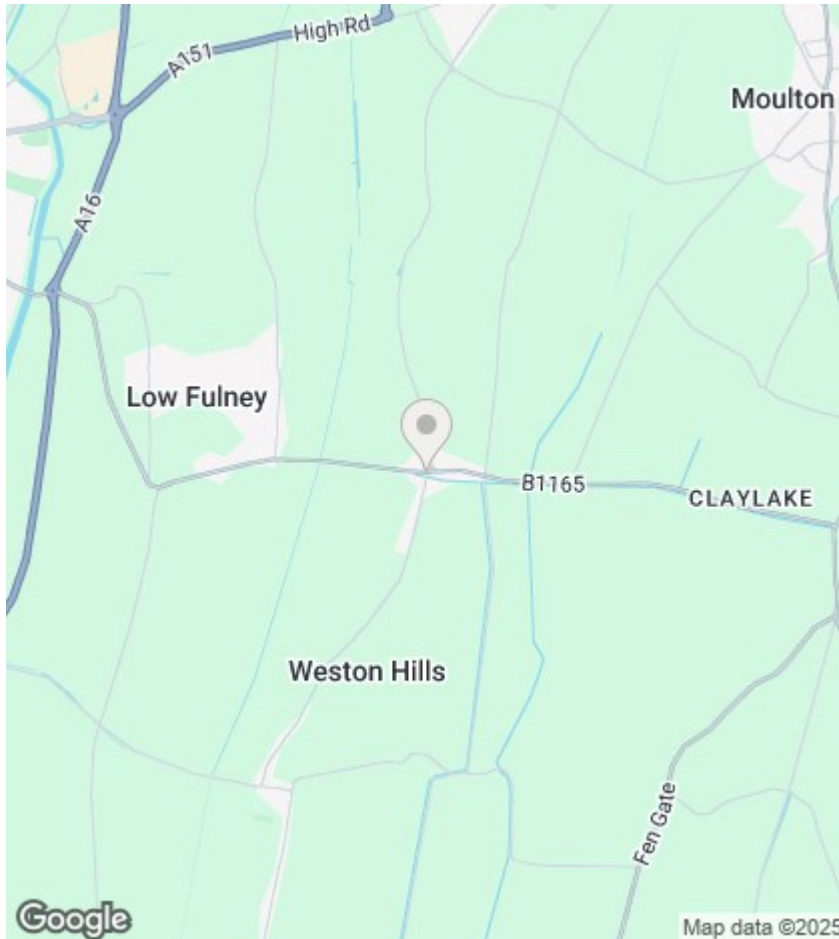
### Bedroom 2

11'8 x 9'2

UPVC double glazed window to the rear enjoying open field views, radiator, power points, skimmed ceiling, loft hatch, airing cupboard with shelving and radiator.

### Outside

There's a low maintenance front garden which is laid to gravel and has a flower bed to the side, Side gated access leading to the rear garden which is enclosed by panel fencing and is open to the rear allowing you to enjoy the open field views,. The garden is predominantly laid to lawn, patio seating area, outside light, outside tap, an outside storeroom and a Calor gas tank.



## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

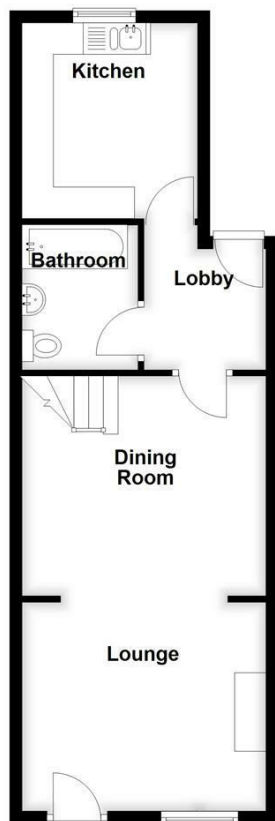
## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

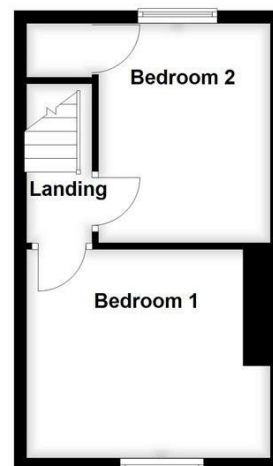
### Ground Floor

Approx. 44.9 sq. metres (483.0 sq. feet)



### First Floor

Approx. 26.8 sq. metres (288.9 sq. feet)



Total area: approx. 71.7 sq. metres (771.9 sq. feet)