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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



4 Austendyke Road, Weston Hills PE12 6BX

£230,000 Freehold

- Spacious Detached Bungalow
- Large Lounge, Dining Room
- Breakfast Kitchen
- 2 Double Bedrooms, Bathroom with Four Piece Suite
- Extensive Off Road Parking, Garage

Spacious detached bungalow with large lounge, breakfast kitchen, dining room, 2 double bedrooms and bathroom with four piece suite. Extensive off-road parking, garage, enclosed rear gardens. Open views to the front. No onward chain.







ACCOMMODATION Half glazed UPVC front entrance door to:

ENTRANCE PORCH 5' 6" x 2' 5" (1.70m x 0.75m) Quarry tiled floor, panelled ceiling, ceiling light, wall mounted electric meter, half glazed UPVC internal door to:

RECEPTION HALL 21' 9" x 3' 0" (6.63m x 0.93m) Fitted carpet, access to loft space, ceiling light, smoke alarm, radiator, door to:

LOUNGE 18' 10" x 11' 0" (5.75m x 3.36m) Log burner with tiled hearth, UPVC window to the front elevation with display sill, coved and textured ceiling, 2 ceiling lights, double radiator, door to:

BREAKFAST KITCHEN 16' 2" x 7' 11" (4.93m x 2.42m) maximum Range of fitted base cupboards and drawers, roll edged worktops, one and a quarter bowl single drainer











stainless steel unit, intermediate wall tiling, matching eye level wall cupboards, full fully tiled walls, tiled floor, plumbing and space for dishwasher, electric cooker point, concealed cooker hood, further appliance space, door returning into the main Reception Hall and door leading to:

LOBBY With cupboard housing the oil fired central heating boiler and hot water cylinder and direct access into:

UTILITY AREA 6' 1" x 5' 6" (1.86m x 1.70m) maximum Plumbing and space for washing machine, space for tumble dryer, roll edged worktop, direct access into:

DINING ROOM 10' 10" x 9' 6" (3.31m x 2.92m) Tiled floor, half glazed UPVC external entrance door, coved and textured ceiling, ceiling light, double radiator.

From the Lounge doors are arranged off to:

BEDROOM 1 12' 0" x 10' 0" (3.66m x 3.05m) UPVC window to the rear elevation, radiator, coved and textured ceiling, ceiling light with propeller style fan, access to loft space.

BEDROOM 2 12' 6" x 10' 1" (3.82m x 3.08m) UPVC window to the front elevation with display sill, coved and textured ceiling, ceiling light with propeller style fan, radiator, wall light.

BATHROOM 10' 5" x 8' 10" (3.19m x 2.71m) maximum Four piece suite comprising panelled bath, corner shower cabinet with Triton shower, pedestal wash hand basin, low level WC, fully tiled walls, tiled floor, vertical radiator/towel rail, coved and textured ceiling, ceiling light, obscure glazed UPVC window.

EXTERIOR To the front of the property there is an 'in and out' tarmacadam driveway with multiple parking, central gravelled area, stocked decorative border and wrought iron railings to the frontage. To the left hand side of the bungalow there is a part gravelled and part paved area measuring 6.8m x 3.0m potentially space for a caravan or trailer. The driveway also gives access to:

INTEGRAL GARAGE 20' 3" x 10' 8" (6.18m x 3.26m) Roller style door, power and lighting, concrete floor, fitted work bench, personnel door.

ENCLOSED REAR GARDENS Accessed from a gate to the left hand side of the property, the rear gardens are privately enclosed with close boarded timber fencing to the side and rear boundaries. The gardens include extensive gravelled areas, large coloured paved patio, stocked border and a variety of shrubs, plants and bushes along with a garden shed and a modern oil storage tank.

DIRECTIONS From Spalding proceed in an easterly direction along the B1168 and on entering Weston Hills the property is situated on the left hand side indicated by the Agents For Sale sign.

AMENITIES There is a primary school, public house and village hall within Weston Hills. The nearby village of Moulton has local shops, school, doctors surgery etc and the property is only 2.5 miles from the Georgian market town of Spalding offering a full range of facilities.

SERVICES Mains water, electricity and drainage. Oil central heating. There are 10 solar panels on the south facing front elevation.



TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND A

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: S12120
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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