



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



**welcome to**

**Austendyke Road, Weston Hills Spalding**

**\*\*VIEWING HIGHLY ADVISED\*\*** THREE BEDROOM DETACHED BUNGALOW SITUATED WITHIN THE HAMLET OF WESTON HILLS.



### Entrance Hall

Having loft access. Built in A/C. Underfloor heating.

### Cloakroom

5' 9" x 3' 5" ( 1.75m x 1.04m )

Comprising of a W/C. Sink. Tiled flooring. Extractor. Underfloor heating.

### Lounge

13' 7" x 18' 7" ( 4.14m x 5.66m )

Comprising of bi-folding doors to garden. Underfloor heating.

### Kitchen

15' 8" x 12' 1" ( 4.78m x 3.68m )

Having wall and base units. One and a half bowl sink. Tiled flooring. Composite surfaces. Integrated electric oven, Four ring hob, Extractor, Grill, Dishwasher, fridge freezer. Underfloor heating.

### Utility Room

5' 9" x 8' 3" ( 1.75m x 2.51m )

Having a stainless steel sink. Space for a washing machine. Tiled flooring. Extractor. Side door to garden. Underfloor heating.

### Bedroom One

10' 10" x 11' 10" ( 3.30m x 3.61m )

Door leading to en suite. Underfloor heating.

### En Suite

4' 10" x 7' 10" ( 1.47m x 2.39m )

Having a W/C. Pedestal sink. Double shower cubicle with thermostatic shower. Extractor. Heated towel rail. Fully tiled flooring. Partly tiled walls. Shaving point. Underfloor heating.

### Bedroom Two

10' x 11' 11" ( 3.05m x 3.63m )

Underfloor heating.

### Bedroom Three

10' 10" x 8' 7" ( 3.30m x 2.62m )

Underfloor heating.

### Bathroom

10' x 7' 4" ( 3.05m x 2.24m )

Comprising of a W/C. Inset sink and bath with shower attachment. Extractor. Heated Towel rail. Tiled flooring. Partly tiled walls. Shaving point. Underfloor heating.

### Loft Space

11' x 12' 3" ( 3.35m x 3.73m )

Being used as a hobbies room. With storage in eaves on both sides. Underfloor heating.

### Front Garden

Gravelled drive. space for approximately 3/4 Cars. Lawn. Side gate to rear.

### Rear Garden

Being enclosed by fencing. Low maintenance gravel area to the side. Lawn. Patio seating area.

### Garage

18' 6" x 18' 3" ( 5.64m x 5.56m )

Comprising of a detached double garage. Two up and over doors. Having power and lighting.



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## **Austendyke Road, Weston Hills Spalding**

- THREE BEDROOM DETACHED BUNGALOW
- WELL-PRESENTED INTERIOR
- DRIVEWAY AND GARAGE
- EN-SUITE TO MASTER BEDROOM
- 

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG112939 - 0007

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