



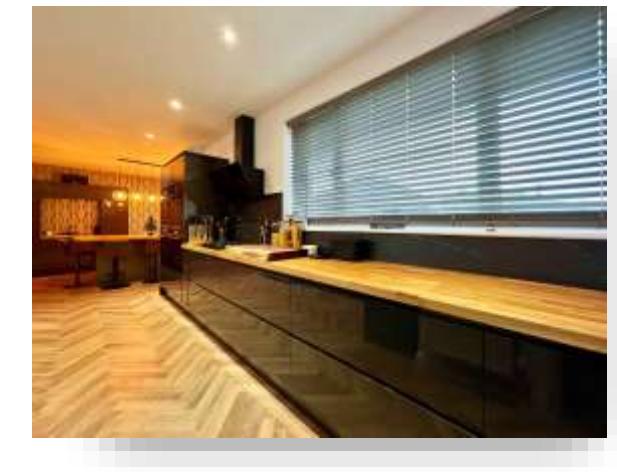
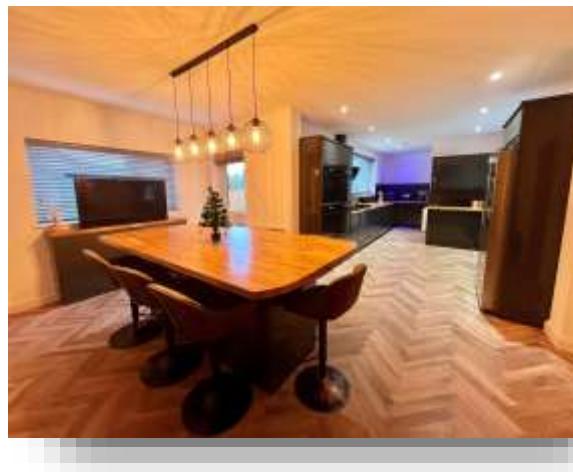
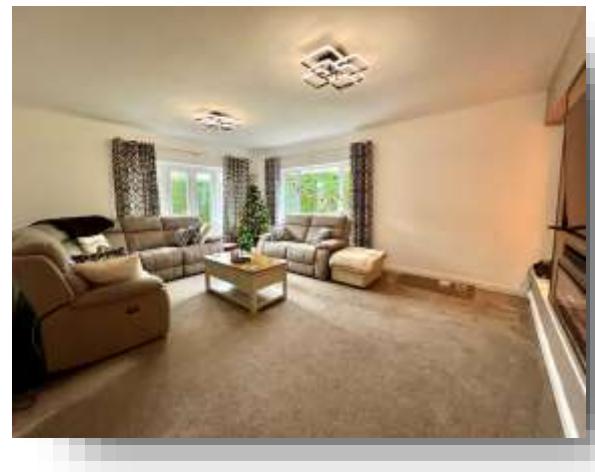
Lincoln Way, SPALDING PE11 1PF

 william
h brown

welcome to

Lincoln Way, SPALDING

Immaculately presented four double bedroom family home, EXTENSIVELY RENOVATED BY CURRENT OWNER TO INCLUDE HIGH END FIXTURES & FITTINGS. Open plan kitchen diner & two reception rooms. Family bathroom, WALK-IN WARDROBE & EN-SUITE TO MASTER & downstairs WC. Ample parking, OVERSIZED GARAGE & home office



Entrance Hall

having stairs to first floor with cupboard beneath, space for study/homework area, LVT flooring, door to lounge and door to:

Kitchen Diner

17' max x 32' 1" max (5.18m max x 9.78m max) having a range of wall and base units, solid oak work surfaces and a one and a half bowl sink. Integrated five ring gas hob, three electric ovens, microwave, warming tray, dishwasher and bin storage. Fitted island in dining area with eight-seater breakfast bar/dining and solid oak surface, LVT flooring and door to:

Utility

5' 1" x 7' 11" (1.55m x 2.41m) having single bowl sink, solid oak work surface, space for washing machine and tumble dryer, built-in cupboard with wall mounted gas boiler, LVT flooring, side door to rear garden and door to:

Downstairs Wc

5' 2" x 4' (1.57m x 1.22m) UPVC Double glazed obscure window this downstairs wc comprises a two piece suite of WC and sink, ceiling light and Heated towel rail.

Lounge

18' x 14' 5" (5.49m x 4.39m) UPVC Double glazed window and french doors leading out to the south facing garden. This stunning living room benefits from a built-in media wall and living flame electric fire, ceiling lights and carpet flooring.

Dining Room/ Bedroom Five

12' 3" x 14' 5" (3.73m x 4.39m) UPVC Double glazed windows, radiators, ceiling light, power sockets and LVT flooring.

Landing

having built-in cupboard with loft access and doors off to all bedrooms and family bathroom.

Bedroom One

13' 5" x 11' 9" (4.09m x 3.58m) UPVC Double glazed window, radiator, ceiling light and carpet flooring. Door to en-suite and door to:

Walk-In Wardrobe

4' 10" x 8' 1" (1.47m x 2.46m) with recessed lighting.

En-Suite

9' 3" x 4' 11" (2.82m x 1.50m) comprising three piece suite of WC, sink and double shower cubicle with dual head thermostatic shower. Extractor, heated towel rail, partly tiled walls and fitted mirror with light.

Bedroom Two

12' 4" x 11' 8" (3.76m x 3.56m) UPVC Double glazed dual aspect windows, ceiling light, radiator, built-in cupboard and carpet flooring.

Bedroom Three

11' 7" max x 10' 1" max (3.53m max x 3.07m max) UPVC Double glazed window, ceiling light and carpet flooring.

Bedroom Four

10' 9" x 9' 11" (3.28m x 3.02m) UPVC Double glazed windows built-in wardrobe and two cupboards/eaves storage.

Bathroom

11' 9" x 8' 5" (3.58m x 2.57m) comprising four piece suite of WC, pedestal sink, bath and double shower cubicle with dual head thermostatic shower. Extractor, heated towel rail, partly tiled walls and fitted mirror with lighting.

Outside

to the front of the property there is a gravel driveway providing ample off road parking and giving access to the oversized garage. To the left hand side there is a decked seating area and a lawn that leads to the side and round to the rear of the property. Enclosed by fencing and hedging, the garden offers great

privacy and also includes a second decked seating area to the rear, a timber garden shed, three timber planters, a wild flower area and an outside tap

Oversized Garage

22' 1" x 14' 3" (6.73m x 4.34m) having electric up and over door, power and lighting, Rear door to garden.

Home Office

14' 10" x 8' 2" (4.52m x 2.49m) UPVC Double glazed window, ceiling lights, power sockets and carpet flooring.

Brick Store

6' x 9' (1.83m x 2.74m) with lighting and concrete floor.



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welcome to

Lincoln Way, SPALDING

- IMMACULATEDLY PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- EXTENSIVELY RENOVATED BY CURRENT OWNERS
- AMPLE OFF ROAD PARKING, OVERSIZED GARAGE, HOME OFFICE & ENCLOSED GARDEN
-
-

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in the region of

£470.000



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Please note the marker reflects the postcode not the actual property



Property Ref:
SDG112470 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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