



**Lincoln Way, SPALDING PE11 1PF**

**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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## **Lincoln Way, SPALDING**

- IMMACULATELY PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- EXTENSIVELY RENOVATED BY CURRENT OWNERS
- AMPLE OFF ROAD PARKING, OVERSIZED GARAGE, HOME OFFICE & ENCLOSED GARDEN
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Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers in the region of  
**£470.000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SDG112470 - 0014

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