



**189 WESTHORPE ROAD**  
**SPALDING, PE11 4EN**

**£295,000**  
**FREEHOLD**

This well-maintained detached three-bedroom family home is set in a desirable semi-rural location with open field views and excellent access to countryside walks, making it ideal for families and dog owners. The property offers generous parking, an internal garage and a detached garage, along with spacious and versatile living accommodation throughout. Highlights include multiple reception rooms, an open-plan kitchen/diner, a log burner, solar panels and a low-maintenance rear garden with outbuildings including a home bar. With oil fire central heating, septic tank drainage and a peaceful yet practical setting, this home perfectly balances comfort, space and lifestyle appeal.

# 189 WESTHORPE ROAD

• Detached three-bedroom family home • Semi-rural setting with open field views • Excellent access to countryside and dog walks • Spacious lounge featuring a log burner • Multiple reception rooms and open-plan kitchen/diner • Oil Fire central heating and solar panels • Ample off-road parking for multiple vehicles • Internal garage plus detached garage/workshop • Low-maintenance rear garden with home bar and outbuildings • Well maintained throughout with flexible family living space



## Summary

This well-presented detached three-bedroom family home is set within a desirable semi-rural location, enjoying open field views and excellent access to countryside walks—ideal for families and dog owners alike.

The property is approached via a generous front garden providing ample off-road parking for multiple vehicles. Further benefits include an internal garage and a detached garage to the front, perfect as a workshop, “man shed,” or secure storage for a car enthusiast.

Internally, the home is very well maintained and offers spacious, versatile living accommodation throughout. The ground floor features multiple reception rooms, an open-plan kitchen/diner, utility room and shower room, making it ideal for modern family living. The property benefits from oil fire central heating, sewage via a septic tank, and solar panels which help improve energy efficiency.

Externally, the rear garden is designed for low maintenance and includes several outbuildings, most notably a home bar and additional side storage. Combined with its peaceful setting and open views, this home offers an excellent balance of space, practicality and lifestyle appeal.

### Ground Floor Accommodation

#### Entrance Hall – 4.39m x 1.80m

A welcoming entrance hall providing access to the main living areas and stairs rising to the first floor.

#### Lounge – 4.24m x 4.34m

A spacious bay-fronted reception room filled with natural light and featuring a log burner, creating a warm and inviting focal point.

#### Sitting Room – 4.01m x 2.82m

A versatile second reception room overlooking the rear garden, featuring sliding doors and ideal for relaxing or entertaining.

#### Kitchen / Diner – 4.01m x 4.39m

An open-plan kitchen and dining area with rear-facing window, offering ample space for family meals and social gatherings.

#### Utility Room – 2.39m x 2.24m

A practical addition with side window, providing further storage and space for laundry appliances.

#### Shower Room – 1.45m x 2.24m

Convenient ground-floor shower room with side window.

#### Entrance Vestibule – 1.19m x 2.15m

Providing additional access and practicality for everyday use.

#### Integral Garage – 5.69m x 3.30m

Fitted with electric roller door, offering secure parking or additional storage.

### First Floor Accommodation

#### Landing – 4.01m x 2.69m

A spacious landing area with built-in storage cupboard, giving access to all first-floor rooms.

#### Bedroom One – 4.27m x 3.33m

A generous double bedroom overlooking the rear, benefiting from built-in storage cupboards.

#### Bedroom Two – 3.94m x 3.00m

A well-proportioned double bedroom to the front with two built-in storage cupboards.

#### Bedroom Three – 3.00m x 3.02m

A comfortable third bedroom to the front,

suitable as a child’s room, guest room or home office.

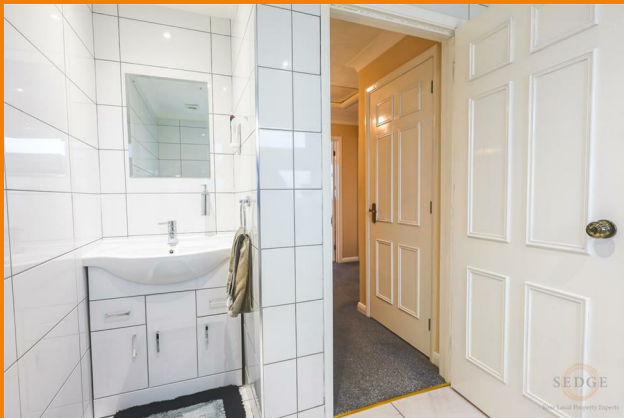
#### Bathroom – 2.31m x 2.69m

A family bathroom with rear-facing window.

These particulars are intended to give a fair and accurate description of the property to the best of the agent’s knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

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## **ADDITIONAL INFORMATION**

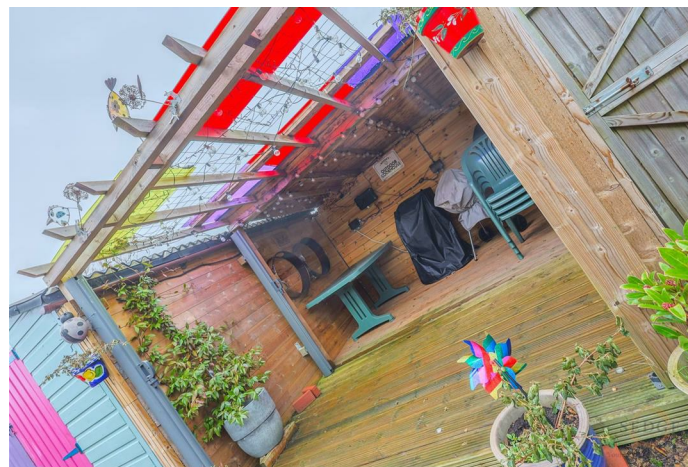
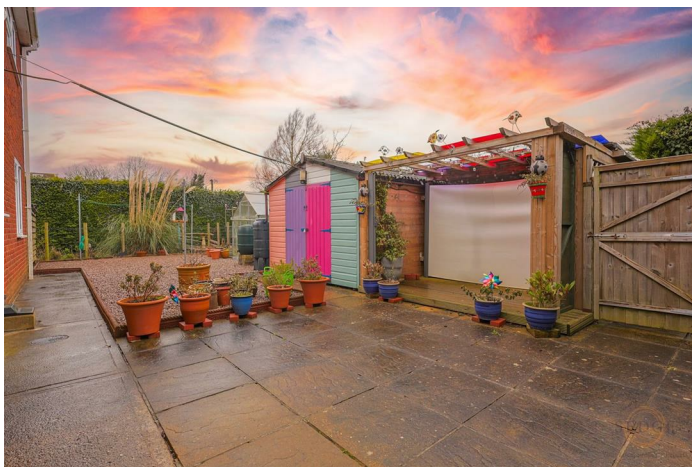
**Local Authority** – South Holland

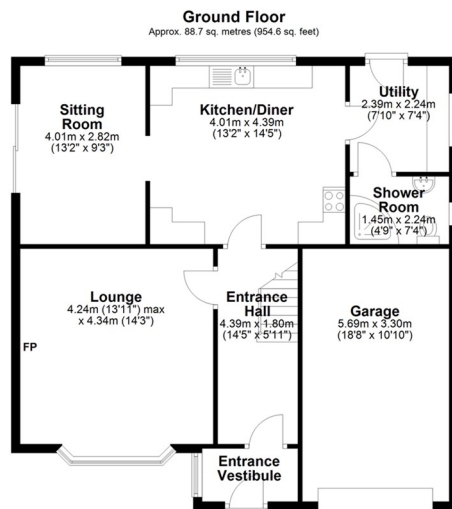
**Council Tax** – Band C

**Viewings** – By Appointment Only

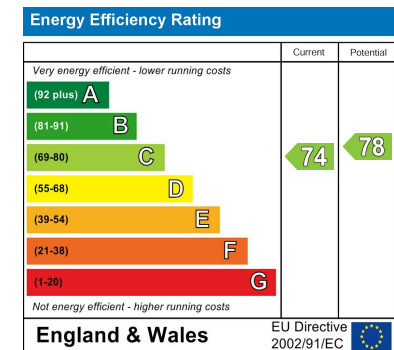
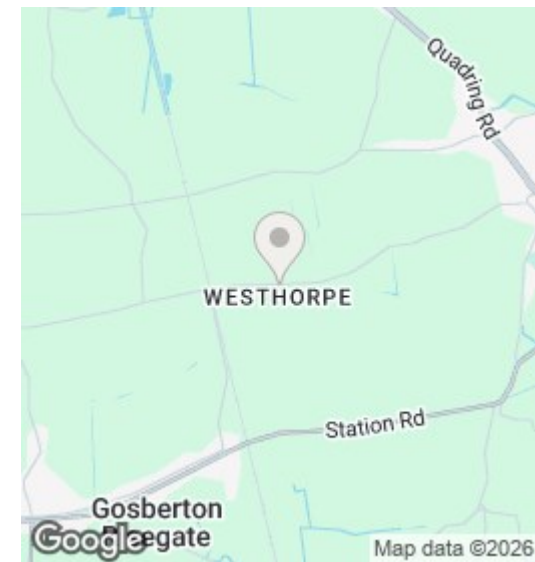
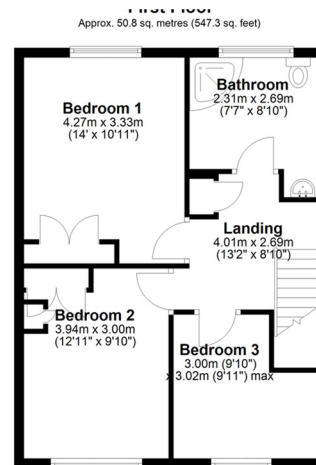
**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 139.5 sq. metres (1501.9 sq. feet)  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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