



**Biehler Avenue, Weston Spalding PE12 6GU**

**welcome to**

**Biehler Avenue, Weston Spalding**

**\*DON'T MISS OUT!\* THREE BEDROOM DETACHED HOUSE SITUATED WITHIN THE HEART OF THE SOUGHT AFTER VILLAGE OF WESTON.**



### Entrance Hall

Double glazed entrance door to the front aspect leads into the property.

Vinyl flooring, radiator, ceiling lights and a staircase leading to the first floor accomodation.

### W/C

Wash hand basin and WC.

### Lounge

18' 4" x 10' 7" ( 5.59m x 3.23m )

Carpeted flooring, radiator and TV point.

Double glazed window

Double glazed french doors

### Kitchen

18' 9" x 10' 7" ( 5.71m x 3.23m )

Fully fitted kitchen comprising of wall and base units with worksurfaces over, sink/drainers, tiled splashback, intergrated oven, dishwasher and fridge/freezer, radiator, breakfast bar and TV point.

Double glazed window

### Utility Room

5' 10" x 6' 6" ( 1.78m x 1.98m )

Fitted units with worksurfaces over, sink/drainers, radiator

Double glazed window

### Landing

Carpeted flooring, radiator, airing cupboard with central heating boiler and shelving.

Double glazed window

### Bedroom One

12' 6" x 12' 2" ( 3.81m x 3.71m )

Radiator, built in wardrobes, carpeted flooring, TV point.

Leading into:En-Suite

### En-Suite

Three piece suite comprising of a shower unit, wash hand basin and W/C. Partly tiled, vinyl flooring, shaving point, storage cupboard, tiled splashback.

### Bedroom Two

10' 11" x 10' 10" ( 3.33m x 3.30m )

Carpeted flooring, radiator and TV point.

Double glazed window

### Bedroom Three

8' 4" x 9' ( 2.54m x 2.74m )

Carpeted flooring and TV point.

Double glazed window

### Bathroom

Three piece suite comprising of a bath with shower over, wash hand basin and W/C. Partly tiled, vinyl flooring, heated towel rail.

Double glazed window

### Exterior

Driveway leading to single garage offering ample off-road parking.

Rear Garden:

Enclosed laid to lawn garden comprising of a large patio seating area with gated access to the side.

### Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



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## **Biehler Avenue, Weston Spalding**

- THREE BEDROOM DETACHED HOUSE
- WELL-PRESENTED THROUGHOUT
- SOUGHT AFTER VILLAGE
- ENCLOSED REAR GARDEN
- DRIVEWAY AND SINGLE GARAGE

Tenure: Freehold EPC Rating: A  
Council Tax Band: C

**£290,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SDG112636 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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