Luxurious and Spacious Well Appointed Three Bedroomed Detached Bungalow

214 High Road | Weston | Spalding | Lincolnshire | PE12 6JU



Desirable Location Close to Amenities and Good Transport Links
Large Detached Bungalow which is Well Appointed with High Specification
Situated with South Facing Gardens Extending to 0.28 acres, 0.11 Hectares
3 Double Bedrooms, Well Appointed Kitchen, Separate Utility Room
Garage and Ample Off Street Parking
Viewing Highly Recommended

For Sale Freehold with Vacant Possession
Offers Over £425,000 Subject to Contract, No Onward Chain

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Location...
The village and civil parish of Weston is located approximately 100 miles to the north of London, 2 miles to the east of Spalding on the High Road, 5 miles west of Holbeach and 17 miles to the north-east of Peterborough on the A16 trunk road.

Weston has a population of just over 2,000 residents and a range of amenities. Weston has been bypassed, the A151 now running to the north of the town giving access to Holbeach, King's Lynn, Spalding, Peterborough and the A1.

The property is located on the old High Road close to Baytree Garden Centre and is on the bus route. The village of Weston benefits from a primary school, restaurant/pub, church and local shop.

Spalding has a population of just over 30,000 residents, strong retail, sporting and educational offering and is renowned for the production of tulips and the Spalding Flower Festival.

The market town of Holbeach is located to the east and has a population of 11,200 residents, again having a strong retail, healthcare and educational offering.

Description...
An entrance porch way leads to an expansive hall with all the accommodation leading off. This includes a large well-appointed kitchen with utility room and a dining room with French doors to the rear garden.

There are 3 principal bedrooms, the master bedroom having an en suite, and a family bathroom.

A vehicular access leads to an expansive driveway with grassed areas and gives access to the garage. At the rear of the property are private gardens which are south facing.

Accommodation...
A porchway leads through to the extensive entrance hall having a solid floor. Hallway has a cupboard containing the controls for the underfloor heating and water tank/immersion.

Main Living Room.....6.8m x 3.6m
Having dual aspect and a bay window

Kitchen.....4.6m x 3.9m
Having an extensive range of matching grey fronted kitchen units, marble effect worktops and breakfast bar. Comprises space for integrated appliances and a full height fridge freezer. Leads through to the utility room.

Utility Room.....4.6m x 2m
Having further work surfaces and extra cabinetry with feature exposed brick wall. Exterior door leads out to the garden.

Dining Room.....5.6m x 3.3m
Having archway entrance from the kitchen, this large dining room has double glazed doors leading to the hallway and French Doors to the garden.

Master Bedroom with ensuite.....5.6m x 3.5m
Having an ensuite shower room with an overhead waterfall shower and unit housing hidden cistern and integrated sink.

Family Bathroom.....3m x 1.8m
Having free standing bath, shower enclosure, heated towel rail, WC and hand basin.

Bedroom 2.....4.3m x 3.5m
Large built-in wardrobe and dual aspect windows.

Bedroom 3.....4.3m x 3.8m

Outside...
To the front of the property is an extensive gravelled parking area for multiple vehicles with lawn and pathway out to the road.

The south facing gardens are mainly laid to lawn with open views.

An outside tap and exterior lights have been fitted.

Garage
The single garage is fitted with an up and over electric door and has room for storage in the eaves. A personnel door to the rear gives access to the garden.

Services...
The property is connected to mains utilities with a Bio-Unit for sewerage. Solar panels and gas connected for under floor heating and hot water plus a water softener.

Tenure....
The property is available freehold with vacant possession with no onward chain.

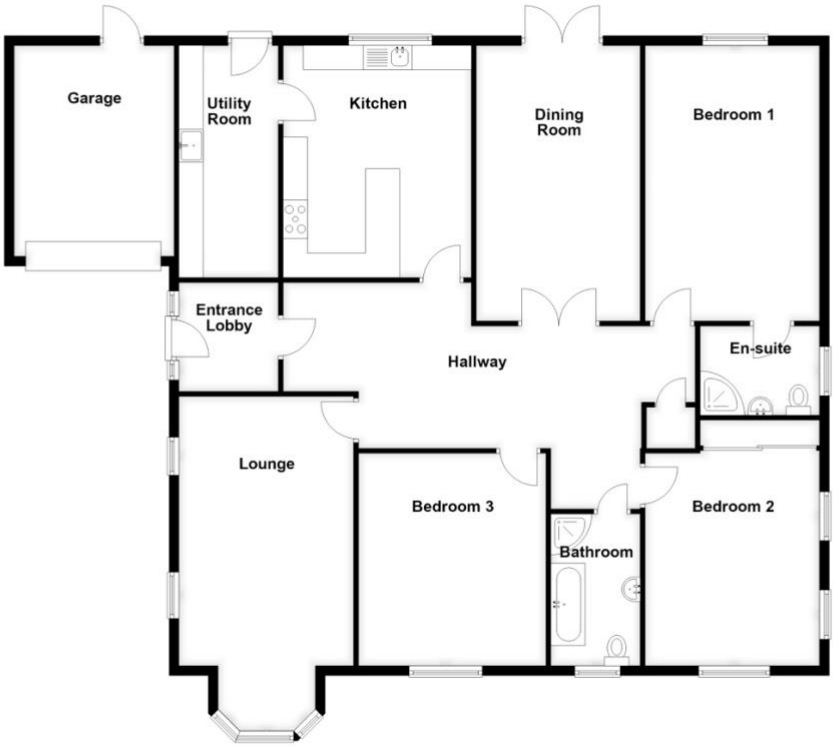
Outgoings...
The property is rated at Council Tax Band F.

EPC...
The property has an Energy Performance Asset Rating A93. Full details are available on request.

Viewing...
All viewings are to be made by appointment through the agent. Poyntons Consultancy.
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Ground Floor

Approx. 182.9 sq. metres (1968.6 sq. feet)



Total area: approx. 182.9 sq. metres (1968.6 sq. feet)



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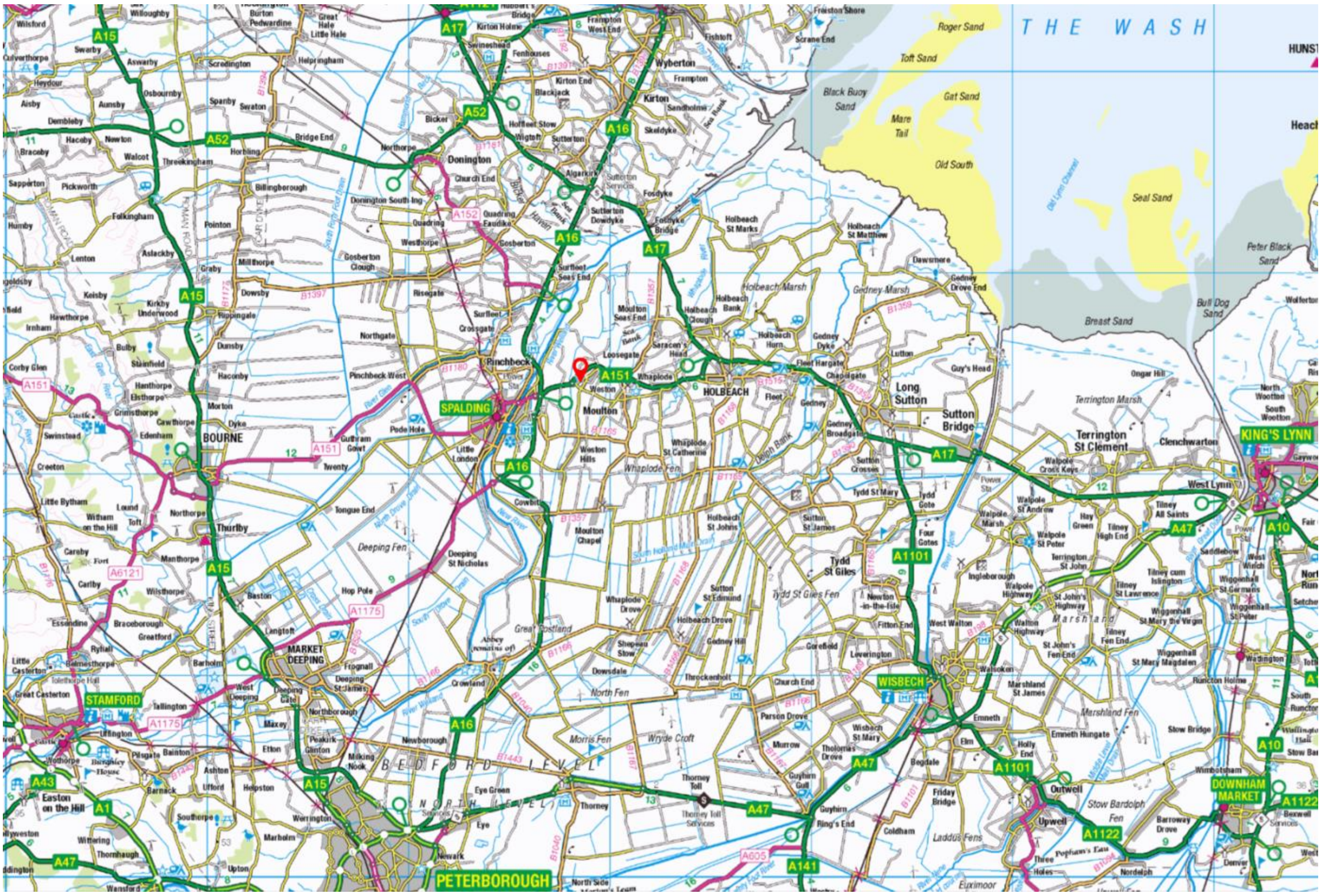


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