



Old Fendike Road, Weston Hills Spalding PE12 6DD

welcome to

Old Fendike Road, Weston Hills Spalding

Heavily extended four double bedroom family home, SPACIOUS ACCOMMODATION THROUGHOUT. Open plan lounge diner, study/office & dining room. KITCHEN & UTILITY ROOM. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Ample off road parking for a range of vehicles, DOUBLE GARAGE & enclosed rear garden



Entrance Hall

Having stairs to the first floor. Wood laminate flooring.

Cloak Cupboard

5' 5" x 4' 1" (1.65m x 1.24m)
Comprising of laminate flooring.

W/C

3' 8" x 3' 6" (1.12m x 1.07m)
Having a W/C. Sink. Tiled flooring.

Study

10' 8" x 9' 3" (3.25m x 2.82m)
Comprising of laminate flooring.

Lounge

23' 10" x 12' 4" (7.26m x 3.76m)
Having wood laminate flooring. French doors to the garden.

Dining Room

14' 6" x 15' (4.42m x 4.57m)
Comprising of laminate flooring. Built-in storage cupboard. French doors to the garden.

Kitchen

11' 5" x 8' 7" (3.48m x 2.62m)
Having wall and base units. single bowl stainless steel sink. Space for a electric oven and dishwasher. Laminate flooring. Built-in under stair cupboard.

Utility Room

5' 9" x 4' 7" (1.75m x 1.40m)
Having space for a fridge freezer and washing machine. Tiled flooring.

Bedroom One

10' 3" x 14' 5" (3.12m x 4.39m)
Having built-in double wardrobe.

En-Suite

4' 10" x 7' 8" (1.47m x 2.34m)
Comprising of a W/C. Inset sink. Double shower cubicle with electric shower. Extractor. Heated Towel

rail. Laminate flooring.

Bedroom Two

11' x 10' 11" (3.35m x 3.33m)
Having built-in airing cupboard housing the hot water tank. Loft access.

Bedroom Three

12' 8" x 11' (3.86m x 3.35m)
Comprising of a built-in wardrobes.

Bedroom Four

9' 4" x 22' 10" (2.84m x 6.96m)
Having built-in double wardrobe with fitted sink.

Bathroom

6' 8" x 7' 6" (2.03m x 2.29m)
Comprising of a W/C. Inset sink. Bath with shower attachment.

Exterior

Front: Having ample parking for a range of vehicles.

Rear: Enclosed by fencing and hedging. Two timber sheds. Large lawn. Patio area.

Double Garage

Having up and over door, power and lighting

Agent Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Old Fendike Road, Weston Hills Spalding

- EXTENDED FOUR DOUBLE BEDROOM FAMILY HOME IN QUIET LOCATION
- OPEN PLAN LOUNGE DINER, STUDY/OFFICE & DINING ROOM
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING FOR A RANGE OF VEHICLES & DOUBLE GARAGE
- FULLY ENCLOSED REAR GARDEN

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

£345,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113481 - 0004

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