



**Cedar Lodge Austendyke Road, Weston Hills Spalding PE12
6BZ**

welcome to

Cedar Lodge Austendyke Road, Weston Hills Spalding

Three double bedroom detached property, SEMI RURAL SETTING WITH SUBSTANTIAL PLOT & ADJOINING PADDOCK. Four reception rooms, GARDEN ROOM, kitchen & LARGE UTILITY. Family bathroom & DOWNSTAIRS SHOWER ROOM. Formal mature gardens, ENCLOSED HARD TENNIS COURT & former lawn tennis court



Entrance Hall

Having stairs to first floor, Parquet flooring, door to dining room, door to shower room and door to:

Lounge

21' 6" x 13' 5" (6.55m x 4.09m)

Feature fireplace with inset log burner

Dining Room

13' 4" x 11' 11" (4.06m x 3.63m)

Having open fireplace, Parquet flooring, door to kitchen and door to:

Garden Room

7' 3" x 21' 8" (2.21m x 6.60m)

Tiled floor and rear door to garden

Kitchen

13' 4" x 12' max (4.06m x 3.66m max)

Having a range of wall and base units, work surfaces and a one and a half bowl stainless steel sink. Integrated electric oven, four ring induction hob and extractor. Space for fridge and dishwasher. Fitted two-seater breakfast bar and laminate flooring

Utility

14' 6" x 8' 5" (4.42m x 2.57m)

Having fitted wall and base units, work surfaces and a one and a half bowl stainless steel sink. Space for electric oven, fridge freezer, washing machine and tumble dryer

Study/Office

11' 7" x 9' 10" (3.53m x 3.00m)

With two built-in double cupboards

Family Room

13' x 12' 10" (3.96m x 3.91m)

With laminate flooring

Shower Room

9' 7" x 4' 6" (2.92m x 1.37m)

Comprising three piece suite of WC, pedestal sink and double shower cubicle with electric shower

Landing

Bedroom 1

10' 1" excl. wardrobes x 12' 5" (3.07m excl. wardrobes x 3.78m)

With a range of built-in wardrobes

Bedroom 2

12' max x 20' 6" max (3.66m max x 6.25m max)

Having door to front balcony and eaves access for storage

Bedroom 3

10' 1" x 17' 10" (3.07m x 5.44m)

With eaves access for storage

Bathroom

7' 11" x 10' 9" (2.41m x 3.28m)

Comprising three piece suite of WC, inset sink, bath and shower cubicle with thermostatic shower.

Heated towel rail, loft access and airing cupboard with hot water tank

Outside

To the front of the property there is a driveway providing ample parking with two access points. The drive to the left hand side also provides access to the rear. The formal garden is mature and in the majority laid to lawn with a range of established shrubs, flowers and trees with a timber summerhouse to the rear. There is another enclosed portion of lawn that was formally used as a grass tennis court, surrounded by beech hedging, as well as a hard tennis court next to that, enclosed by tall wire fencing. There is a strip of land to the rear of the property that isn't currently enclosed but does join up with the paddock to the right of the property and has a single timber stable. The paddock itself is enclosed by timber fencing and would be suitable for animals or as additional garden space

Agents Note

This property is on a possessory title.

Agents Note

13 acres available, subject to separate negotiation.

Agents Note

4k solar panels owned. Having a battery pack and being battery powered.

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

Cedar Lodge Austendyke Road, Weston Hills Spalding

- THREE BEDROOM DETACHED PROPERTY AVAILABLE WITH NO CHAIN & NEEDING COSMETIC WORK
- FOUR RECEPTION ROOMS, KITCHEN, LARGE UTILITY & GARDEN ROOM
- FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM
- AMPLE OFF ROAD PARKING WITH 'IN & OUT' DRIVEWAY
- LARGE PLOT WITH ADDITIONAL PADDOCK & STABLE

Tenure: Freehold EPC Rating: F

Council Tax Band: E

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113383 - 0013

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