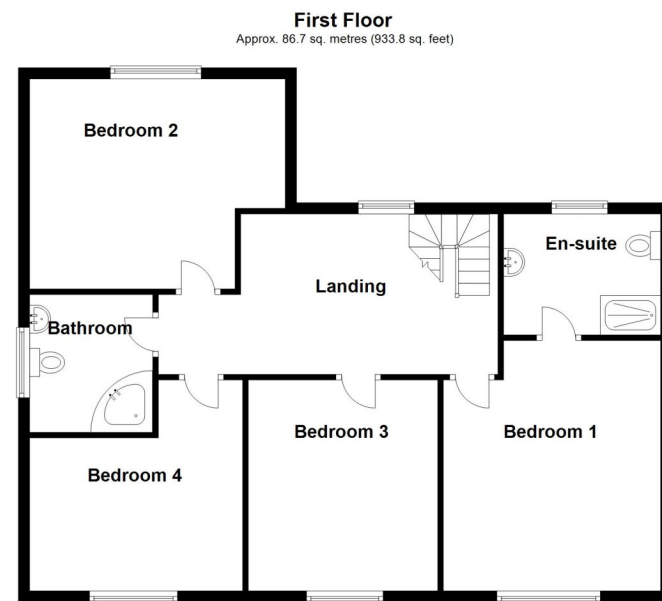
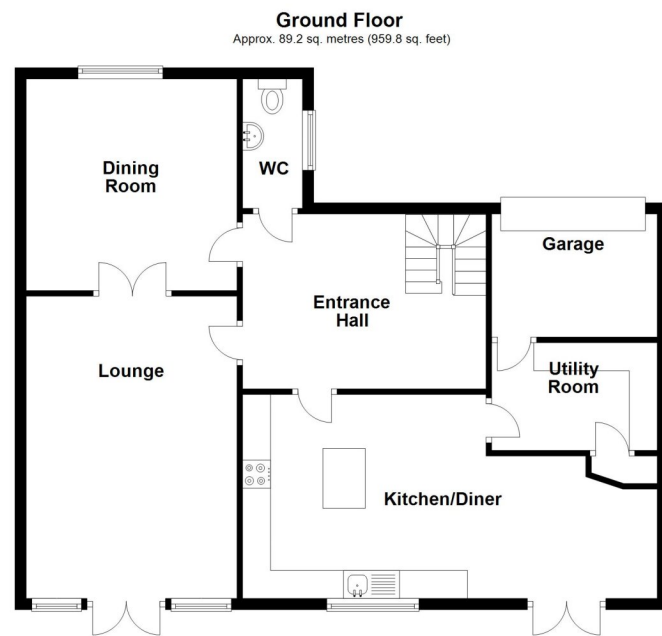


**Fen Bridge House, Tongue End,
Spalding, Lincolnshire**

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	71
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 175.9 sq. metres (1893.6 sq. feet)



Fen Bridge House, Tongue End, Spalding, Lincolnshire, PE11 3JJ

£425,000 Freehold

A truly stunning four double bedroom detached house with fantastic large established garden making this a must view for any keen gardener or any family that want outside space for the kids. The property is presented in excellent condition throughout and benefits from, lounge and separate dining room, handmade kitchen/family room with granite and solid wooden worktops, utility room, master bedroom with refitted en-suite, three further bedrooms and family bathroom. Outside there is a large gravelled driveway providing ample off-road parking and to the rear the fantastic 150ft plus established and very well tendered rear garden.

Four Bedroom Detached Home | Newly Fitted Kitchen | UPVC Double Glazed Windows | Ample Off-Road Parking | Generous Garden | EPC Rating D

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.



winkworth.co.uk/bourne

See things differently.



ACCOMMODATION

Door to

Entrance Hall - With turning staircase to the first floor, coved ceiling, radiator, power points and door to:

Downstairs Cloakroom - With low level WC, wash hand basin, tiled flooring, radiator and UPVC double glazed frosted window.

Lounge - 17ft 7ins x 12ft 4ins With attractive cast iron fireplace with Oak surround, UPVC double glazed French doors to the rear garden, radiator, power points, TV point, coved ceiling and double opening doors to:

Dining Room - 12ft 3ins x 12ft UPVC double glazed window to the front, radiator, power points and coved ceiling.

Kitchen/Family Room - 23ft 4ins x 12ft 7ins With bespoke timber units comprising, ceramic sink with cupboard under, excellent range of wall and base units with solid wood and granite worktops, space for range cooker, integrated dishwasher, space for American fridge freezer, tiled flooring with underfloor heating, part tiled walls, UPVC double glazed French doors and window to the rear and door to:



Utility Room - 9ft x 6ft 5ins (formally part of the garage) with range of wall and base units, fitted work surface with single drainer sink, space and plumbing for washing machine and tumble dryer, space for further appliance, built in airing cupboard, UPVC double glazed window to the side and door to Garage/Store.

First Galleried Floor Landing - With Velux window, loft access, radiator and telephone point.

Bedroom One - 14ft 9ins x 12ft 11ins With UPVC double glazed window to the rear, coved ceiling, radiator and power points.

En-Suite Shower Room - With walk in shower cubical, low-level WC, wash hand basin with tiled splashback, laminate flooring, radiator and Velux window.

Bedroom Two - 12ft 7ins x 10ft 6ins With UPVC double glazed window to the rear, coved radiator and power points.

Bedroom Three - 12ft 6ins x 11ft 7ins UPVC double glazed window to the rear, radiator, power points and coved ceiling.

Bedroom Four - 13ft 8ins x 12ft 1ins UPVC double glazed window to the front, radiator, power points and TV point.

Family Bathroom - With corner bath with shower attachment, low level WC, wash hand basin, part tiled walls, radiator and frosted window.



Outside - To the front there is a large gravelled driveway providing ample off-road parking with generous laid to lawn garden with mature trees overlooking open fields. There is store (formally the garage) 9ft2 x 7ft 6 with up and over door. The rear garden is a particular feature extending over 100ft in length with a wide variety of trees and shrubs, paved patio leading onto laid to lawn garden enclosed by fencing to all sides.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

