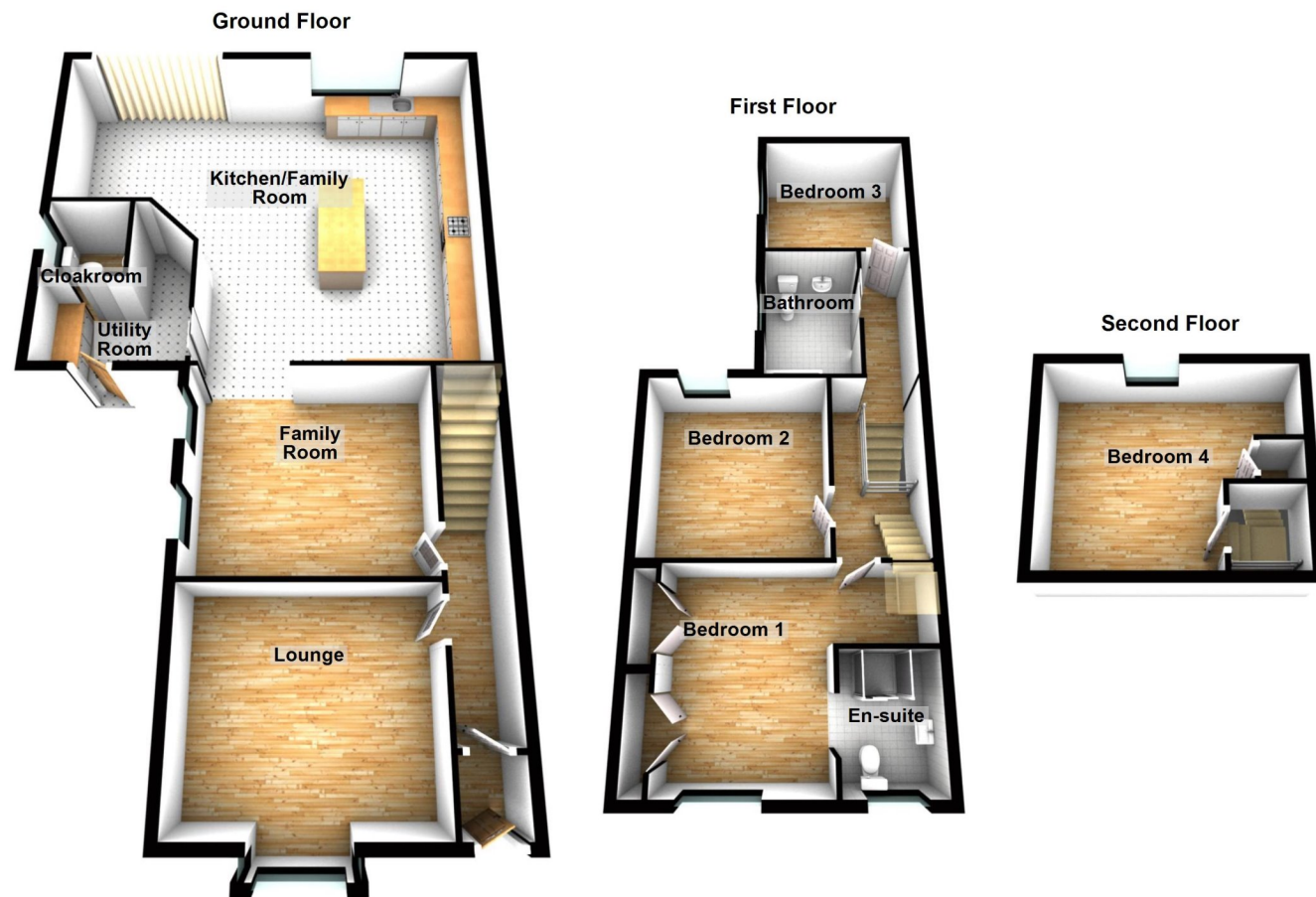


St. Thomas Road, Spalding, Lincolnshire

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+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



104 St. Thomas Road, Spalding, Lincolnshire, PE11 2YP

£375,000 Freehold

Winkworth are delighted to offer for sale this truly stunning completely renovated four bedroom period home located in this sought after location within walking distance to the Grammar school and town centre with all its amenities. The property offers deceptive accommodation that really must be viewed to fully appreciate benefiting from, lounge and separate family room, fantastic open plan kitchen/family room with centre island and door onto the rear garden, utility room and downstairs cloakroom. Upstairs there is a master bedroom with en-suite, two further bedrooms and bathroom on the first floor and on the second a spacious bedroom with eaves storage. Outside there is a private driveway providing ample off-road parking and to the rear a fully enclosed garden with wood decked patio leading onto artificial grass area and outside kitchen. Please call 01778 392807 for more information.

4 Bedroom Detached House | En Suite To Master Bedroom | Enclosed Rear Garden | Private Driveway | EPC Rating E

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See things differently.



leading through to

Downstairs Cloakroom - With low level WC, wash hand basin and frosted window.

First Floor Landing - Has got stairs leading to the second floor, radiator, downlighters and door leading through to

Bedroom One - 14' x 12'9" (4.27m x 3.89m) With sash window overlooking the front, extensive range of fitted wardrobes, downlighters, built in storage cupboards, radiator, power points and door leading through to

En Suite - Luxury fitted suite comprising fully tiled walk in shower cubicle, low level WC, wash hand basin, heated towel rail, tiled walls, tiled flooring and UPVC double glazed frosted sash window.

Bedroom Two - 12'5" x 11' (3.78m x 3.35m) With UPVC double glazed sash window to the rear, radiator and power points.

Bedroom Three - 10'2" x 9'3" (3.1m x 2.82m) With UPVC double glazed sash window, radiator and power points.

Family Bathroom - Modern fitted suite comprising panelled bath with wall mounted shower, low level WC, wash hand basin, heated towel rail, tiled walls, tiled flooring and UPVC double glazed sash frosted window.

ACCOMMODATION

Door leading through to:

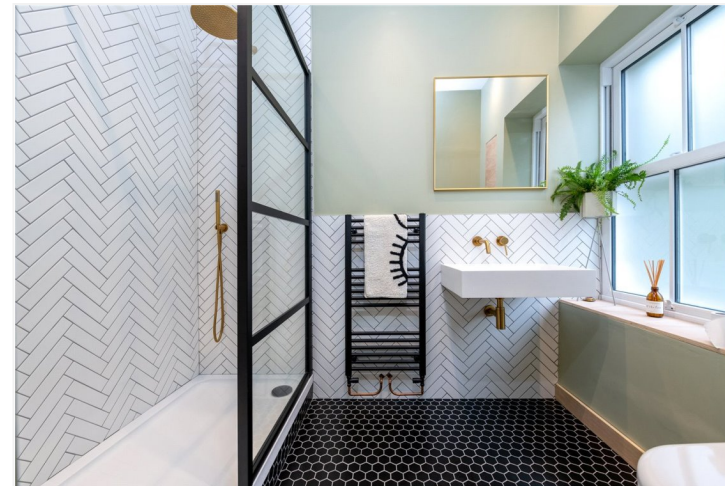
Entrance Hall - With LVT flooring, stairs leading to the first floor, radiator, power points and door leading through to

Lounge - 14'6" x 12'4" (4.42m x 3.76m) With UPVC double glazed sash bay window overlooking the front, attractive feature fireplace, LVT flooring, radiator, power points and TV point.

Family Room - 14'6" x 12'4" (4.42m x 3.76m) With two sash windows to the side, radiator, power points, TV point, LVT flooring and archway leading through to

Kitchen Family Room - 25'4" (7.72) x 22'1" (6.73) maximum A fantastic bright open plan kitchen with newly fitted units comprising, inset sink with cupboard below, excellent range of base units incorporating centre island with breakfast bar, space for range cooker, space for dishwasher, part tiled walls, polished concrete flooring with underfloor heating, bi folding doors to the rear garden, roof lantern and sliding door to.

Utility Room - With space and plumbing for washing machine, space for tumble dryer, door leading to the front and door



Second Floor Landing

Bedroom Four - 16'5" (5) narrowing to 11'1" (3.38) x 12' (3.66) Velux window, eaves storage, radiator, power points and TV point.

Outside - To the front there is a walled driveway providing ample off-road parking and side access. To the rear there is a wood decked patio with outside kitchen area leading to an easy to maintain artificial grass area fully enclosed by fencing and side access.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND