
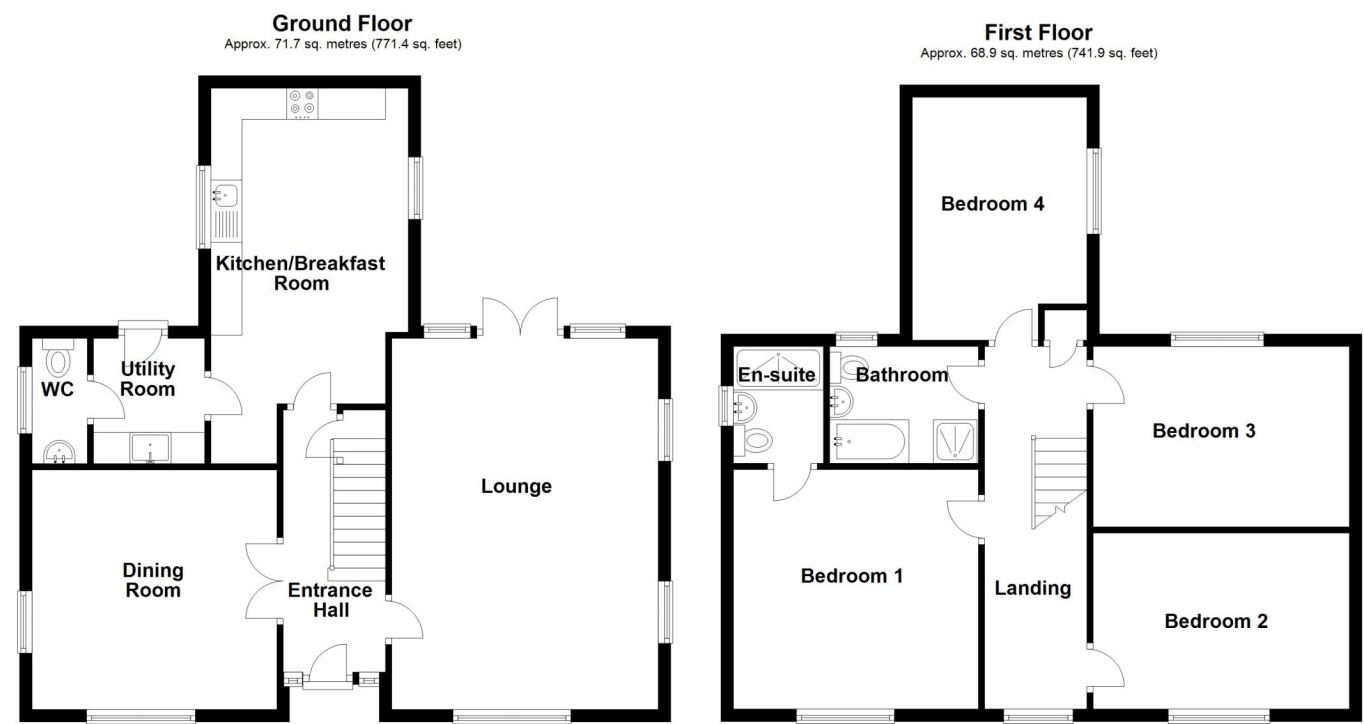


Westerly Way, Spalding, Lincolnshire

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		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 140.6 sq. metres (1513.3 sq. feet)



21 Westerly Way, Spalding, Lincolnshire, PE11 3FH

O.I.E.O £400,000 Freehold

A superbly presented four bedroom detached family home located on this corner plot position with generous gravelled driveway and detached double garage. The property offers excellent family accommodation benefiting from, lounge and separate dining room, modern fitted kitchen/breakfast room with utility room and downstairs cloakroom off. On the first floor the master bedroom benefits from an en-suite shower room, there are three further generous bedrooms and a family bathroom. The rear garden is a lovely walled wrap around garden being mainly lawned with paved patio plus a further decked area with space for a hot tub or further sitting area. Please call 01778 392807 for more information.

Four Bedroom Detached House | Master Bedroom With En Suite | Detached Double Garage | UPVC Double Glazing | EPC Rating B | Council Tax Band D

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

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ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, under stairs storage cupboard, coving to ceiling, glazed french doors to dining room, newly laid LVT flooring.

Lounge - 19'7" x 12'10" (5.97m x 3.9m) uPVC double glazed windows to front and side, french doors to garden with glazed side panels, coving to ceiling, radiator, gas fire set in granite surround, TV point, telephone point.

Dining Room - 12'9" x 12'4" (3.89m x 3.76m) uPVC double glazed windows to front and side, radiator, coving to ceiling.

Kitchen/Dining Room - 19'8" max x 10'2" (6m max x 3.1m) Fitted matching range of base and eye level units with under lighting and worktop space over, stainless steel sink unit with mixer tap and tiled surround, plumbing for dishwasher, built-in double oven with four ring gas hob and extractor hood over, space for fridge/freezer, tiled floor, radiator, coving to ceiling with recessed spotlights, two uPVC double glazed windows to side, telephone point, door to utility room.

Utility Room - 6'9" x 5'10" (2.06m x 1.78m) Fitted matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap and tiled surround, plumbing for washing machine, space for fridge, wall mounted gas boiler, tiled floor, coving to ceiling, door to garden, door to

Downstairs Cloakroom - Fitted two piece suite comprising, wash hand basin with mixer tap and tiled splashbacks, low level WC, radiator, tiled floor, coving to ceiling, uPVC double glazed window to side.



First Floor Landing - uPVC double glazed window to front, radiator, coving to ceiling with access to loft, built-in airing cupboard with hot water cylinder and shelving.

Bedroom One - 12'10" x 12'4" (3.9m x 3.76m) uPVC double glazed window to front and side, radiator, coving to ceiling, TV point, door to.

En-Suite Shower Room - Fitted three piece suite comprising, double shower cubicle, wash hand basin with mixer tap, low level WC, heated towel rail, extractor fan, coving to ceiling with recessed spotlights, uPVC double glazed window to side.

Bedroom Two - 12'10" x 9'9" (3.9m x 2.97m) uPVC double glazed window to front, radiator, TV point, coving to ceiling

Bedroom Three - 12'10" x 9'7" (3.9m x 2.92m) uPVC double glazed window to rear, radiator, TV point, coving to ceiling.

Bedroom Four - 11'10" x 10'2" (3.6m x 3.1m) uPVC double glazed window to side, radiator, TV point, coving to ceiling.

Family Bathroom - Fitted four piece suite comprising, shower cubicle, bath with mixer tap and hand shower attachment off, wash hand basin with mixer tap, heated towel rail, extractor fan, coving to ceiling with recessed spotlights, uPVC double glazed window to rear.

Outside - Situated on a corner plot, extensive gravel driveway leading to detached double garage (17'5' x 17'3') power and light connected, eaves storage space and door to garden. Front garden with field views to side, enclosed by hedging, laid to lawn and walling to side. Wooden sided gated access. Rear wrap around garden enclosed by fencing and walling, laid to lawn with flower and shrub borders, patio area and private decking area, outside tap

LOCAL AUTHORITY

South Holland, Spalding

TENURE

Freehold

COUNCIL TAX BAND

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