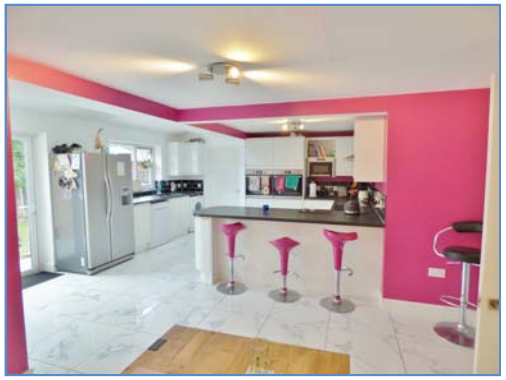
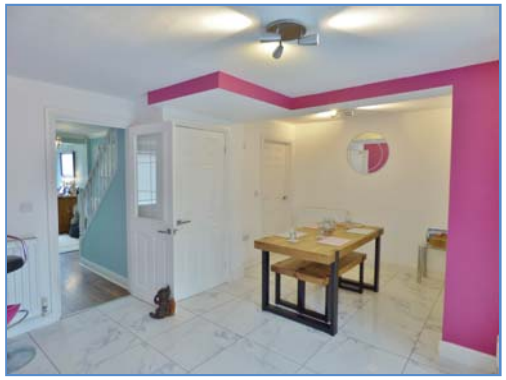
Welbeck Drive, Spalding, Lincolnshire, PE11 1PD.

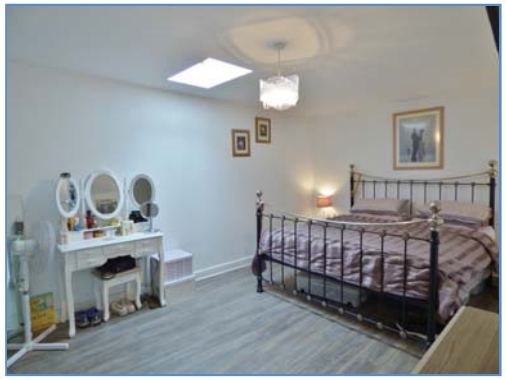


Kitchen/Diner Aspect 1



Kitchen/Diner Aspect 2

Lounge



Bedroom

Rear Garden

Energy Performance Certificate
To Follow

Energy Performance Certificate

Draft details only may be subject to amendment
None of the statements/measurements in these particulars should be relied on as representations of fact.
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

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Ground Floor

Hall
Entrance door, stairs leading to landing, doors to:

Lounge 4.69m (15'5") x 3.73m (12'3") max
UPVC double glazed window to front, solid fuel burner, laminate flooring.

Kitchen/Diner 8.14m (26'9")max x 4.41m (14'6")max
Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, breakfast bar adjoining, built-in Hotpoint ovens and four ring hobs with extractor hood over, plumbing for dishwasher, washing machine, built in storage cupboard, uPVC double glazed window to rear, bi-fold door to rear garden, further doors to:

Bedroom 4 5.46m (17'11") x 3.48m (11'5")
UPVC double glazed window to side, single radiator, door to:

En-suite
Fitted with a three piece suite comprising a shower cubicle, pedestal wash hand basin and low-level WC.

Family Room 5.19m (17') x 2.95m (9'8")
Single radiator, bi-fold door to rear garden, door to:

Bedroom 5 3.79m (12'5") x 2.88m (9'6")
UPVC double glazed window to front, single radiator, door to:

En-suite Wet Room
Fitted with a three piece suite comprising a shower area with glass screen, vanity wash hand basin, close coupled WC and heated towel rail tiled surround, frosted uPVC double glazed window to front.

First Floor

Landing
UPVC double glazed window to side, single radiator, doors to:

Bedroom 1 3.88m (12'9") x 3.28m (10'9")
UPVC double glazed window to front, single radiator.

Bedroom 2 3.39m (11'1") x 3.28m (10'9")
UPVC double glazed window to rear, built-in storage cupboard, single radiator.

Bedroom 3 2.79m (9'2") max x 2.28m (7'6")
UPVC double glazed window to front, single radiator.

Bathroom
Fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, uPVC frosted double glazed window to rear.

Outside
The front of the property is mainly laid to gravel with driveway leading to garage via an electronic door, pathway leading to front entrance door.
Rear garden, mainly laid to lawn with a patio area, a mixture of shrubs, bushes and mature trees to border, external lighting.

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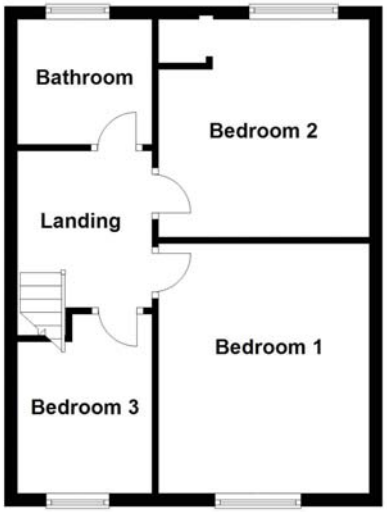
- Call today to arrange your free valuation -

Ground Floor

First Floor



- To arrange a viewing, please call us **01733 202525** -