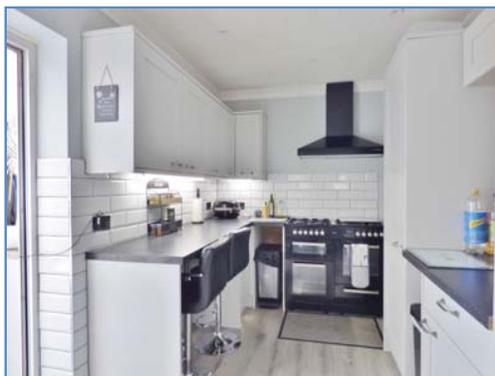


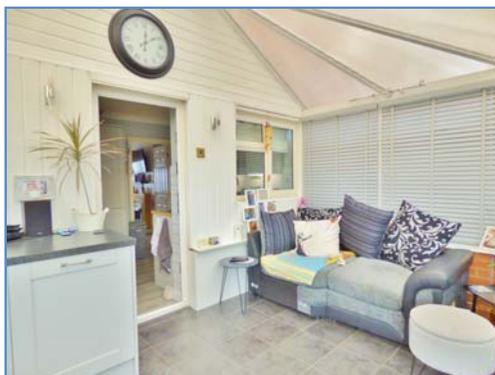
Small Drove, Weston, Nr Spalding, PE12 6HS.



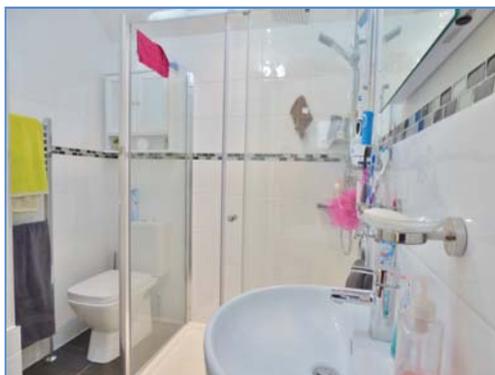
Re-fitted Kitchen/Breakfast Room



Lounge



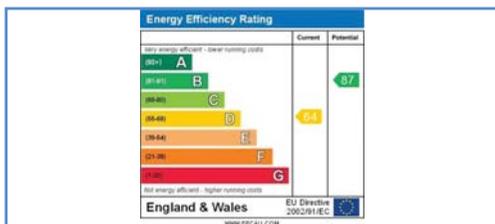
Conservatory



Re-fitted Shower Room



Rear Aspect



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, double radiator, door to:

Lounge 4.20m (13'9") max x 4.02m (13'2")

UPVC double glazed window to front, electric fireplace, double radiator, door to:

Re-fitted Kitchen/Breakfast Room 5.25m (17'3") x 2.37m (7'9")

Fitted with a matching range of base and eye level units with worktop space over and breakfast bar, 1+1/2 bowl sink with mixer tap, built-in fridge/freezer and dishwasher, space for cooker and range with extractor hood over, ceiling spotlights, window to rear, door to:

Conservatory 3.47m (11'5") x 4.29m (14'1")

UPVC double glazed window surround, two radiators, tiled flooring, patio doors leading to rear garden.

WC

Fitted with a two piece suite comprising, a pedestal wash hand basin and low-level WC, tiled splashbacks.

First Floor

Landing

Door.

Bedroom 1 3.21m (10'7") x 2.78m (9'1")

UPVC double glazed window to front, single radiator.

Shower Room

Re-fitted with a three piece suite comprising a shower enclosure, low-level WC and pedestal wash hand basin, heated towel rail, tiled surround.

Bedroom 2 3.29m (11'9") x 2.66m (8'9")

UPVC double glazed window to rear, built-in airing cupboard, single radiator.

Bedroom 3 2.46m (8'1") x 2.61m (8'7")

UPVC double glazed window to rear, single radiator.

Outside

The front of the property is mainly laid to block paving allowing for ample off road parking with a mixture of shrubs and bushes, gate leading to garage/workshop, external lighting. Enclosed rear garden, mainly laid to lawn with a patio area.

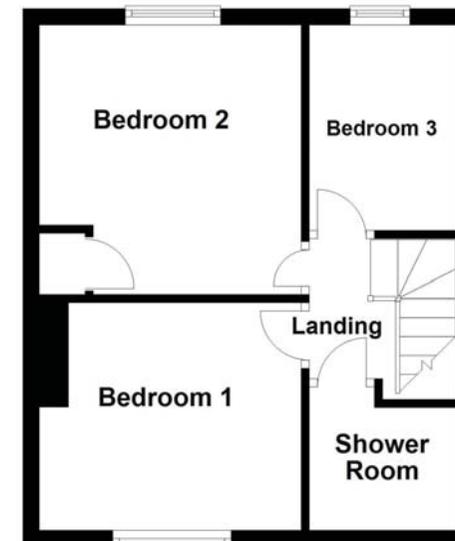
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Ground Floor



First Floor



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