



**Old Fendike Road, Weston Hills Spalding PE12 6DD**

**welcome to**

**Old Fendike Road, Weston Hills Spalding**

Heavily extended four double bedroom family home, SPACIOUS ACCOMMODATION THROUGHOUT. Open plan lounge diner, study/office & dining room. KITCHEN & UTILITY ROOM. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Ample off road parking for a range of vehicles, DOUBLE GARAGE & enclosed rear garden



### **Entrance Hall**

Having stairs to the first floor. Wood laminate flooring.

### **Cloak Cupboard**

5' 5" x 4' 1" ( 1.65m x 1.24m )  
Comprising of laminate flooring.

### **W/C**

3' 8" x 3' 6" ( 1.12m x 1.07m )  
Having a W/C. Sink. Tiled flooring.

### **Study**

10' 8" x 9' 3" ( 3.25m x 2.82m )  
Comprising of laminate flooring.

### **Lounge**

23' 10" x 12' 4" ( 7.26m x 3.76m )  
Having wood laminate flooring. French doors to the garden.

### **Dining Room**

14' 6" x 15' ( 4.42m x 4.57m )  
Comprising of laminate flooring. Built-in storage cupboard. French doors to the garden.

### **Kitchen**

11' 5" x 8' 7" ( 3.48m x 2.62m )  
Having wall and base units. single bowl stainless steel sink. Space for a electric oven and dishwasher. Laminate flooring. Built-in under stair cupboard.

### **Utility Room**

5' 9" x 4' 7" ( 1.75m x 1.40m )  
Having space for a fridge freezer and washing machine. Tiled flooring.

### **Bedroom One**

10' 3" x 14' 5" ( 3.12m x 4.39m )  
Having built-in double wardrobe.

### **En-Suite**

4' 10" x 7' 8" ( 1.47m x 2.34m )  
Comprising of a W/C. Inset sink. Double shower cubicle with electric shower. Extractor. Heated Towel

rail. Laminate flooring.

### **Bedroom Two**

11' x 10' 11" ( 3.35m x 3.33m )  
Having built-in airing cupboard housing the hot water tank. Loft access.

### **Bedroom Three**

12' 8" x 11' ( 3.86m x 3.35m )  
Comprising of a built-in wardrobes.

### **Bedroom Four**

9' 4" x 22' 10" ( 2.84m x 6.96m )  
Having built-in double wardrobe with fitted sink.

### **Bathroom**

6' 8" x 7' 6" ( 2.03m x 2.29m )  
Comprising of a W/C. Inset sink. Bath with shower attachment.

### **Exterior**

Front: Having ample parking for a range of vehicles.

Rear: Enclosed by fencing and hedging. Two timber sheds. Large lawn. Patio area.

### **Double Garage**

Having up and over door, power and lighting



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welcome to

## Old Fendike Road, Weston Hills Spalding

- EXTENDED FOUR DOUBLE BEDROOM FAMILY HOME IN QUIET LOCATION
- OPEN PLAN LOUNGE DINER, STUDY/OFFICE & DINING ROOM
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING FOR A RANGE OF VEHICLES & DOUBLE GARAGE
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

# £345,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG113481 - 0002

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