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Eckords



110 Winsover Road, Spalding, Lincolnshire PE11 1HA

£235,000 - Freehold

Property Summary

This property is close to Spalding town centre and all the local amenities. It offers surprisingly spacious accommodation and the current seller has renovated it throughout to a high standard. Viewing is highly recommended at the earliest opportunity.

Features

- Character House
- Close to Town Centre
- Three Reception Rooms
- Three Double Bedrooms
- Immaculately Presented Throughout
- Viewing Highly Recommended
- No Onward Chain

Room Descriptions

Ground Floor

Accommodation

uPVC part glazed entrance door leading to Entrance Hallway: Wooden flooring, under stairs storage cupboard, radiator, stairs to first floor.

Dining Room

13' 0" x 14' 5" into bay (3.96m x 4.39m) Wooden flooring, radiator, box bay window to front, recessed fire place with a log burning stove, timber surround, paved hearth and recess to each side of the fire place, storage cupboard housing gas central heating boiler.

Lounge

13' 4" max x 18' 4" max (4.06m x 5.59m) Picture rail, recessed fire place, wooden surround and paved hearth, TV point, laminate flooring, two radiators, to one wall floor to ceiling built in storage cupboards, step down to Kitchen.

Kitchen

9' 0" x 21' 8" (2.74m x 6.60m) Fitted wall mounted and floor standing cream fronted cupboards including glass fronted display cupboard, complimentary dark fitted worktops, splash back tiling, inset one and a quarter bowl porcelain sink and drainer with mixer taps, recessed space housing RANGEMASTER cooker with six ring gas hob, double electric oven and grill, space and plumbing under worktop for dishwasher, washing machine and tumble dryer, further space for fridge/freezer, tiled flooring, radiator, uPVC door to Conservatory, part glazed uPVC door to outside.

Utility Room

5' 3" x 8' 9" (1.60m x 2.67m) Tiled flooring, access to roof storage space, radiator, inset ceiling spot lights.

Cloakroom/Shower Room

Pedestal wash hand basin, low level WC, splash back tiling, tiled flooring, wall mounted shower (Not currently used by the seller but believed to be in working order) extractor fan.

Conservatory

11' 9" x 15' 3" (3.58m x 4.65m) Sealed unit double glazed panels with polycarbonate sloped roof, ceramic floor tiles, radiator, French doors to outside.

First Floor

First Floor Landing

Access to roof storage space,

Bedroom 1

11' 0" x 13' 5" (3.35m x 4.09m) Ornamental fire place with recess each side, laminate flooring, radiator, window to front.

Bedroom 2

12' 4" x 11' 10" (3.76m x 3.61m) Ornamental fire with built in storage cupboard to one side, laminate flooring, radiator, window to front.

Bathroom

7' 4" x 13' 4" (2.24m x 4.06m) Panelled bath with tiled surround, low level WC, pedestal wash hand basin, double width shower cubicle with glass sliding door, splash back tiling, laminate flooring, radiator, built in storage cupboard. Door from bathroom and step down to Bedroom 3.

Bedroom 3

9' 0" x 21' 9" (2.74m x 6.63m) Built in wardrobe, ornamental fire place, laminate flooring, radiator, window to side and rear.

Garden

Externally

The front of this property is laid to gravel which provides off road parking for several cars. A timber gate at the side of the property leads to the enclosed rear garden which offers a good degree of privacy. The rear garden benefits from an attractive circular patio seating area with the remainder mostly laid to lawn with shrub borders. Included in the sale is a timber garden shed.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurement of rooms, fixtures, fittings and other items are approximate and not guaranteed. It is for your information only and should not be used as a basis for any purchase agreement. The accuracy of the description should not be relied upon and is given as to best knowledge and belief only. See also the EPC and the Energy Guide.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	