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41 Edgefield, Weston PE12 6RQ

£435,000 Freehold

- 4 Double Bedrooms
- Recently Refitted Kitchen Breakfast Room
- Beautifully Presented Gardens
- Double Garage
- Gas Central Heating

Superbly presented, Executive 4 bedroom detached family home situated in the village of Weston. Entrance hallway, cloakroom, dining room, lounge, study, kitchen breakfast room and utility room to the ground floor; 4 double bedrooms (en-suite to the master) and family bathroom. Double garage, beautifully presented gardens to the rear, multiple off-road parking.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Canopy porch with lantern light and leading through an obscure UPVC double glazed door with matching obscure full length panels to the side into:

ENTRANCE HALLWAY

10' 10" x 14' 9" (3.32m x 4.50m) Skimmed and coved ceiling, centre light point, smoke alarm, double radiator, BT point, central heating Hives system, understairs storage cupboard, oak plank flooring.

INNER LOBBY

Skimmed ceiling, door into:

CLOAKROOM

2' 9" x 6' 11" (0.86m x 2.13m) Obscure UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, radiator, tiled flooring, fitted with a two



piece suite comprising low level WC and wash hand basin with taps with tiled splashbacks.

FORMAL DINING ROOM

13' 0" x 14' 8" (3.98m x 4.49m) UPVC double glazed bay window to the front elevation, skimmed and coved ceiling, centre light point, double radiator.

From the Entrance Hallway a door into:



RECENTLY REFITTED KITCHEN BREAKFAST ROOM

9' 3" x 18' 1" (2.82m x 5.52m) UPVC double glazed window to the front and rear elevations, skimmed and coved ceiling, 2 centre light points, double radiator, electric consumer unit, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, cupboard housing wall mounted Worcester boiler, carousel cupboard for storage, built-in fridge, integrated gas hob with extractor hood over, Neff double fan assisted electric stainless steel oven, door into:



UTILITY ROOM

6' 4" x 7' 8" (1.94m x 2.35m) UPVC double glazed door to the rear elevation, UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, extractor fan, radiator, fitted with a wide range of base and eye level units, inset stainless steel sink with taps, plumbing and space for washing machine/dishwasher, space for fridge freezer.

From the Entrance Hallway double obscure glazed doors leading into:



LOUNGE

13' 0" x 18' 0" (3.97m x 5.51m) UPVC double glazed window to the rear elevation, UPVC double glazed sliding patio doors to the rear elevation, skimmed and coved ceiling, centre light point, 2 double wall lights, double radiator, single radiator, TV point, telephone point, feature wooden fire surround with marble insert and hearth with fitted gas coal effect fire.

From the Entrance Hallway door into:



STUDY

8' 9" x 9' 8" (2.68m x 2.97m) UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, double radiator, fitted oak click flooring, BT point.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

15' 5" x 17' 3" (4.72m x 5.27m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, 2 centre light points, smoke alarm, access to loft space, radiator, storage cupboard off housing hot water cylinder with slatted shelving, walk-in wardrobe with



hanging rail and shelving (depth of 1.55m x 1.1m in width), door to:

MASTER BEDROOM

11' 5" x 18' 1" (3.5m x 5.53m) 2 UPVC double glazed windows to the front elevation, skimmed and covered ceiling, centre light point, double radiator, TV point.

EN-SUITE

6' 2" x 5' 8" (1.90m x 1.73m) Obscure UPVC double glazed window to the side elevation, skimmed and covered ceiling, centre light point, tiled flooring, tiled walls, shaver point, extractor fan, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, fully tiled shower cubicle with fitted Triton T80 power shower with glass sliding doors.

BEDROOM 2

11' 10" x 11' 11" (3.63m x 3.64m) UPVC double glazed window to the front elevation, skimmed and covered ceiling, centre light point, radiator.

BEDROOM 3

8' 11" x 13' 5" (2.74m x 4.09m) UPVC double glazed window to the rear elevation, skimmed and covered ceiling, centre light point, radiator.

BEDROOM 4

8' 11" x 13' 3" (2.74m x 4.04m) UPVC double glazed window to the rear elevation, skimmed and covered ceiling, centre light point, radiator, double door built-in wardrobe into recess (depth of 1.18m) with hanging rail and shelving.

FAMILY BATHROOM

6' 0" x 11' 10" (1.83m x 3.63m) Obscure UPVC double glazed window to the rear elevation, skimmed and covered ceiling, centre light point, radiator, shaver point, vinyl click laminate flooring, fitted with a four piece suite comprising low level WC, pedestal wash hand basin, bath with taps, fully tiled shower cubicle with fitted Triton power shower over.





EXTERIOR

The property is situated in a cul-de-sac with the front garden laid to lawn with lawn with shrub and tree borders, block paved/gravelled driveway leading to

DOUBLE GARAGE

18' 0" x 18' 2" (5.51m x 5.56m) Up and over door, electric door to the front elevation. Obscure UPVC double glazed door to the side elevation, electric consumer unit, power points, lighting, storage into eaves.

Side access gate leading into:

REAR GARDEN

Paved pathways, gravelled area, extensive patio area, external lighting, cold water tap, electric socket, canopy. The garden is beautifully presented, laid to lawn with shrub borders and rockery area. Wooden pergola. Fenced to both sides and to the rear elevations. There is a gravelled area to the side with water butt.

DIRECTIONS

Leave Spalding along the Holbeach Road following the A151. Upon reaching the Springfields roundabout carry straight over on to High Road, upon reaching the mini roundabout (near Baytree) proceed straight over into Weston. Edgefield is the third turning on the right hand side, follow the road until it forks take the left hand fork and then turn immediately right where the property is situated.



GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



1ST FLOOR
934 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA : 1878 sq.ft. (174.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES TBC

COUNCIL TAX

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their dients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their dient(s) or otherwise. All areas, measurements or distances are approximate. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11316

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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