

EST 1770



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**Betmond, Delgate Bank, Weston Hills PE12 6DW**

**GUIDE PRICE - £230,000 Freehold**

- Semi-Rural Location
- Open Field Views
- Requires Refurbishment/Modernisation
- No Chain
- Viewing Recommended

3 bedroom detached bungalow situated in a semi-rural location. Requires updating/modernisation. Accommodation comprising entrance porch, entrance hallway, lounge, kitchen, pantry, lobby, conservatory, 3 bedrooms and bathroom. Mature grounds of approximately 0.25 of an acre (STS). No chain. Full UPVC double glazed windows.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





#### ACCOMMODATION

UPVC double glazed French doors leading into:

#### ENTRANCE PORCH

3' 1" x 4' 5" (0.96m x 1.35m) Skimmed ceiling, centre light point, tiled flooring, obscure wooden glazed door into:

#### ENTRANCE HALLWAY

17' 0" x 13' 4" (5.20m x 4.08m) maximum Centre light point, access to loft space, alarm controls, electric storage heater, door into:

#### LOUNGE

12' 1" x 17' 5" (3.69m x 5.31m) UPVC double glazed window to the front elevation, UPVC double glazed sliding patio doors to the side elevation, centre light point, TV point, 2 electric storage heaters, feature tiled fireplace with open hearth and grate.

#### KITCHEN BREAKFAST ROOM

10' 4" x 14' 1" (3.16m x 4.30m) Glazed window to the side and rear elevations, strip light, coving, electric storage heater, fitted range of base units with inset stainless steel sink with taps, space for electric cooker, storage cupboard off housing hot water cylinder with slatted shelving.





#### **WALK-IN PANTRY**

3' 0" x 6' 7" (0.92m x 2.02m) Shelving and lighting.

From the Kitchen Breakfast Room an obscure glazed door into:

#### **LOBBY**

6' 6" x 8' 4" (2.0m x 2.56m) UPVC double glazed door to the side elevation, wooden glazed sliding door into Conservatory.

#### **STORAGE CUPBOARD OFF**

5' 0" x 6' 7" (1.54m x 2.01m)

#### **WC**

2' 9" x 5' 0" (0.86m x 1.54m) Obscure glazed window to the rear elevation.



#### **UTILITY AREA OFF**

6' 6" x 8' 0" (2.0m x 2.46m) Glazed window to the side elevation, Belfast sink with taps, worktop, power points.

From the Lobby into:

#### **CONSERVATORY**

6' 8" x 13' 3" (2.05m x 4.05m) UPVC construction with polycarbonate roof, UPVC double glazed door to the rear elevation, wooden glazed door into:

#### **FURTHER CONSERVATORY AREA**

3' 2" x 10' 5" (0.98m x 3.19m) UPVC construction.

From the Entrance Hallway door leads into:



#### **FAMILY BATHROOM**

6' 8" x 7' 5" (2.05m x 2.27m) Obscure UPVC double glazed window to the rear elevation, coved ceiling, centre light point, part tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin, bath with taps and power shower over.

#### **BEDROOM 1**

10' 11" x 13' 10" (3.33m x 4.23m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, electric storage heater.

#### **BEDROOM 2**

11' 9" x 13' 8" (3.59m x 4.19m) UPVC double glazed window to the rear elevation, coved ceiling, centre light point, electric storage heater, storage cupboards into recess with hanging rail.



#### **BEDROOM 3**

7' 4" x 10' 11" (2.25m x 3.34m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point.

#### **EXTERIOR**

To the front of the property there are brick pillars with driveway providing off-road parking. The front garden (needs attention), large side garden.

#### **ATTACHED GARAGE**

11' 8" x 20' 1" (3.57m x 6.14m) Brick construction, glazed window to side and rear elevations, wooden glazed door to the rear elevation, power points.

#### **REAR GARDEN**

Patio area.

THE GARDENS NEED ATTENTION.



#### **DIRECTIONS**

From Spalding proceed out along Holbeach Road passing Springfields and continue to the main roundabout taking the third exit on to the A16. Continue to the next roundabout taking the first exit signposted Weston Hills, continue along Austendyke Road then take a left hand turning into Delgate bank and the property is located on the right hand side.

GROUND FLOOR  
1576 sq.ft. (146.4 sq.m.) approx.



TOTAL FLOOR AREA: 1576 sq.ft. (146.4 sq.m.) approx.  
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 Made with letroplan 12/2022

**TENURE**

Freehold

**SERVICES**

Mains water, electricity and drainage.

**COUNCIL TAX BAND**

Band B

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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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.

**Ref: S11341**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		