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5 St. Lamberts Grove, Weston PE12 6WD

**£299,950 Freehold**

- Detached Bungalow
- Lounge
- Garden Room
- Refitted Kitchen/Breakfast
- Utility Room

Detached bungalow – 2 reception rooms, 3 bedrooms, 2 well-appointed bathrooms. Off-road parking and a single garage, with low maintenance front and rear gardens. No Chain

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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**ENTRANCE HALL :**

Having a radiator, power points, telephone point, loft access, airing cupboard and a storage cupboard.

**DOUBLE ASPECT LOUNGE :**

4.47m x 3.56m (14'8" x 11'8") UPVC double glazed window to the side, UPVC double glazed patio door to the conservatory, radiator, power points, TV point, air-conditioning unit.

**CONSERVATORY :**

3.40m x 3.12m (11'2" x 10'3") Of brick and UPVC construction with UPVC double glazed French doors to the side, power points, tiled floor, ceiling fan and light.

**REFITTED KITCHEN/BREAKFAST :**

3.28m x 3.07m (10'9" x 10'1") UPVC double glazed window to the rear, lowered units for inclusive accessibility, Shaker style base and eye level units with a work surface over, sink and drainer with a mixer tap, integrated electric Neff oven and grill, larder cupboard with inset shelving, breakfast bar, tiled splash-back's, four burner Neff gas hob with a Neff extractor hood over, power points.



**UTILITY ROOM :**

2.57m x 2.26m (8'5" x 7'5") UPVC double glazed windows to the side and rear, UPVC obscured double glazed door to the side, base units with a work surface over, sink and drainer with a mixer tap, space and plumbing for a washing machine, space and point for a fridge/freezer, tiled splash-back's, radiator and power points.

**BEDROOM ONE :**

3.81m x 3.53m (into the bay) (12'6" x 11'7" (into the bay)) UPVC double glazed bay window to the front, radiator, power points, fitted bedside tables, fitted dressing table, power points.

**EN-SUITE :**

Fully tiled shower cubide with an electric mixer shower, pedestal washbasin taps over, W.C with a push button flush, shaver point, extractor fan, radiator.

**BEDROOM TWO :**

3.73m x 3.56m (12'3" x 11'8") UPVC double glazed window to the front, fitted bedroom furniture with fitted wardrobes, cupboards and bedside tables, radiator and power points.

**REFITTED SHOWER ROOM :**

UPVC obscured double glazed window to the side, fully tiled shower cubide with an electric mixer shower, storage unit with a work surface over, pedestal washbasin with a mixer tap, W.C with a push button flush, shaver point, half-height tiled walls, radiator, tiled floor, inset spotlights and an extractor fan.

**BEDROOM THREE :**

3.12m x 2.44m (10'3" x 8'0") UPVC double glazed window to the rear, radiator and power points.

**EXTERIOR :**

The property offers a low maintenance front garden with a storm porch and courtyard lighting. A paved driveway leads to the integral single garage, with the off-road parking having the potential to be extended if needed. The side pedestrian gate accesses the rear garden, where there is a concrete ramp leading to your side personnel door to the utility room. The rear garden has been landscaped and is again all low maintenance, being half laid to patio paving with the rest to decorative chipping and gravel. In addition there are outside power points, an outside tap, an air-conditioning unit and a patio seating area to the far side of the bungalow.

**SINGLE GARAGE :**

Up and over door.

**DIRECTIONS**

From Spalding proceed in an easterly direction along the A151 Holbeach Road. Continue for a round 2 miles to the Weston roundabout. Take the 2nd exit passing Baytree Nurseries along High Road continue over the 2 mini roundabouts taking a right hand turning into Wimberley Close, then right into St Lamberts Grove where the property is situated at the end of the cul-de-sac.

**AMENITIES**

The centre of the village of Weston is a short walk from the property has a Village Store / Post Office, Public House / Restaurant, Primary School and Church along with the world renowned Baytree Garden Centre. Spalding Town Centre is approximately 2 and a half miles distance and offers a wide range of shopping, banking, leisure and commercial facilities along with the Springfields Retail Outlet and Festival Gardens, bus and railway stations and the Cathedral City of Peterborough is approximately 20 miles to the south offering a fast train link to London Kings Cross minimum journey time 50 minutes





**TENURE** Freehold

**SERVICES** All mains services . Gas central heating

**COUNCIL TAX** BAND D

**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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**Ref: M & M**

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.

**ADDRESS**

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**CONTACT**

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

