



Westholme, Quadring Bank, Spalding PE11 4LQ

£365,000



*****RURAL LOCATION***** Rosedale Property Agents are delighted to offer this spacious detached bungalow which is located centrally within the plot and has farmland to three sides. This substantial property has a larger than average mature rear garden with a mixture of decking, lawn area and fruit trees. There is also secure gated access for a motorhome or caravan storage. Within the garden there is a fully insulated workshop and a large shed and there is also a double garage with electric roller door. To the rear there are some very beneficial solar panels. There is ample of road parking to the front and the property has three double bedrooms, ensuite and dressing room to the main, lounge, refitted kitchen, dining area, conservatory and utility room. To fully appreciate, viewings are highly recommended. EPC Energy Rating currently unavailable/Council Tax Band B.

ENTRANCE PORCH

UPVC double glazed door to front and tiled floor.

ENTRANCE HALL

Half glazed door to front, loft access and storage cupboard.

LOUNGE

14' 8" (into bay) x 11' 11" (4.47m x 3.63m) (approx.) UPVC double glazed bay window to front, radiator, UPVC double glazed window to side and electric fire with surround.

DINING AREA

11' 9" x 15' 7" (3.58m x 4.75m) (approx.) Tiled floor, radiator, open plan to kitchen, UPVC double glazed French doors to conservatory and door to utility room

KITCHEN

12' 10" x 8' 6" (3.91m x 2.59m) (approx.) Recently refitted with a range of base and eye level units, sink unit with mixer tap over, fitted worktops, integrated oven and hob with extractor over, space and plumbing for dishwasher, space for fridge freezer and UPVC double glazed window to rear.

UTILITY ROOM

11' 11" x 6' 10" (3.63m x 2.08m) (approx.) Fitted with base and eye level units, stainless steel sink unit, part tiled walls, space and plumbing for washing machine, space for fridge freezer, UPVC double glazed window to rear, half glazed UPVC double glazed door to side.

CONSERVATORY

12' 6" x 12' 3" (3.81m x 3.73m) (approx.) Pitched roof, tiled floor and UPVC double glazed French door to garden.

BEDROOM ONE

11' 11" x 10' 9" (3.63m x 3.28m) (approx.) UPVC double glazed window to side and radiator.

DRESSING AREA

6' 11" x 7' 8" (2.11m x 2.34m) (approx.) Fully fitted wardrobes.

ENSUITE

Fitted with a three piece suite comprising low level WC, wash hand basin and double shower cubicle, tiled floor, 3/4 tiled walls, vanity unit, extractor fan, radiator and UPVC double glazed window to side.

BEDROOM TWO

13' 0" (into bay) x 11' 11" (3.96m x 3.63m) (approx.) UPVC double glazed bay window to front and radiator.

BEDROOM THREE

12' 9" x 8' 1" (3.89m x 2.46m) (approx.) UPVC double glazed window to side and radiator.

BATHROOM

Fitted with a three piece suite comprising low level WC, wash hand basin and bath with electric shower over, shaver point, heated towel rail and fully tiled walls.

DOUBLE GARAGE

Electric roller door with light and power connected.

OUTSIDE

There is ample off road parking to the front with field views.

There is gated access to the mature rear garden with is mainly laid to lawn with mature shrubs, flower beds and decking area. There is also a workshop, large shed and greenhouse. There is more parking to the rear and field views.

AGENTS NOTE

The floorplan is for illustrative purposes only - not to scale and is meant as a guide only. Fixtures and fittings may not represent the current state of the property.

