



126 Winsover Road, Spalding, PE11 1HE

Offers Over £230,000

Ark Property Centre are delighted to welcome to market with no onward chain 126 Winsover Road in Spalding. This period semi-detached home offers an impressive 1377 square feet internally and is presented in excellent order. Internally comprising entrance hall and porch, lounge, dining room, kitchen diner and shower room to the ground floor. Upstairs there are four bedrooms and bathroom accessed off the landing. Externally the property benefits from off road parking to the front and enclosed rear garden and courtyard. Contact Ark for more information.

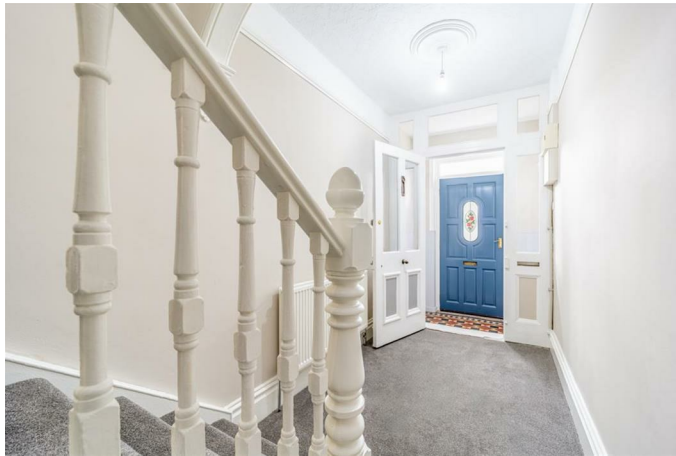
Porch

Solid wood entrance door with decorative glazed panel and glazed top light. Period floor tiles and panelled walls. Glazed door opening to:

Entrance Hall 6'6" x 5'11" (2.00m x 1.82m)



Ornate ceiling rose and picture rails with archway to staircase, stairs to first floor landing, doors to dining room and kitchen dining room, radiator.



Lounge 12'11" x 12'11" (3.95m x 3.96m)



PVCu double glazed window to front, decorative ceiling rose and picture rail, radiator, painted brick feature fireplace, built in meter cupboard, opening to:

Dining Room 12'10" x 12'11" (3.92m x 3.96m)

PVCu double glazed bay window to rear, decorative ceiling rose and picture rails, painted brick feature fireplace, radiator.



Kitchen/Dining Room 8'10" x 9'6" (2.70m x 2.92m)

PVCu double glazed window and door to side, radiator, vinyl flooring. Fitted with a matching range of base and eye level units, wood effect roll edge work surfaces with matching upstand, composite sink and drainer with chrome mixer tap over, space for oven, stainless steel extractor hood, space and plumbing for washing machine, space for upright fridge freezer. Door to shower room.

**Shower Room 5'10" x 9'3" (1.78m x 2.82m)**

PVCu double glazed window to side, vinyl flooring, half height panelling, chrome wall mounted heated towel rail. Fitted with a three piece suite comprising oversize tiled shower enclosure with glass screen and electric shower over, close coupled toilet with push button flush and pedestal wash hand basin with chrome taps over.

Landing 12'6" x 5'11" (3.82m x 1.81m)

Period balustrade and picture rails, glazed ceiling skylight, doors to bedrooms and bathroom.

Bedroom One 13'3" x 12'8" (4.05m x 3.87m)



PVCu double glazed window to front, decorative ceiling rose and picture rails, feature period fireplace, radiator.



Bedroom Three 9'5" x 9'4" (2.89m x 2.87m)

PVCu double glazed window to rear, radiator, built in cupboard.

Bedroom Two 12'6" x 12'11" (3.82m x 3.96m)



PVCu double glazed window to rear, ornate ceiling rose and picture rails, decorative period fireplace, radiator.



Bedroom Four 13'3" x 5'11" (4.05m x 1.82m)



PVCu double glazed window to front, ornate ceiling rose and picture rails, radiator.

Bathroom 4'10" x 9'0" (1.49m x 2.76m)

PVCu double glazed window to side, radiator, vinyl flooring. Fitted panel bath with chrome taps over and electric shower, close coupled toilet and pedestal wash hand basin with half height panelling, wall mounted mirrored vanity cabinet.

Outside

The property can be accessed off Winsover Road and there is off road parking for two cars to the front. There is access to the side of the property leading to the rear courtyard and garden combining hard standing areas and lawn enclosed by brick wall and timber fencing. There are two brick built stores measuring 1.23m x 2.92m and 1.02m x 1.56m respectively.

**Store 4'0" x 9'6" (1.23m x 2.92m)****Store 3'4" x 5'1" (1.02m x 1.56m)****Additional Information**

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: B

PLEASE NOTE:

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Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

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Property Postcode

For location purposes the postcode of this property is: PE11 1HE.

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

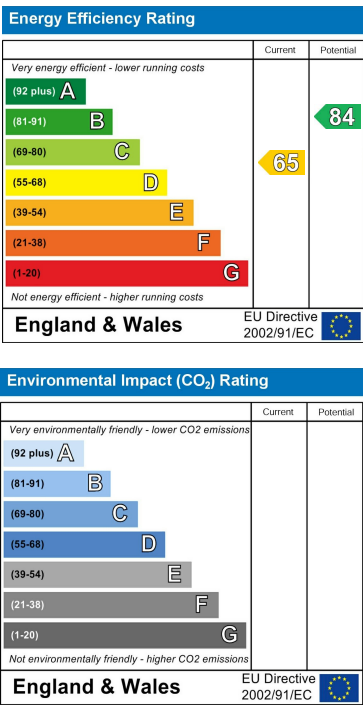
Floor Plan



Area Map



Energy Efficiency Graph



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