

Lychgate, Weston Spalding

offers in excess of £300,000 **Freehold**

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Key Features

5 2 B D

- Spacious Family Home
- 5 Bedrooms
- Ensuite
- Large Breakfast Kitchen
- Downstairs WC

A beautifully presented modern 5 bedroom detached family home, ideally situated in the popular village of Weston, near Spalding. Built approximately 3 years ago, this impressive property offers spacious and versatile accommodation arranged over two floors, together with a generous driveway, single garage and low-maintenance enclosed rear garden.

Upon entering, the welcoming entrance hall provides access to the main living accommodation and benefits from useful understairs storage. The spacious lounge is situated to the front of the property and enjoys plenty of natural light through the front-facing windows, providing a comfortable space for relaxing.







To the rear, the impressive 6.7m kitchen/diner forms the heart of the home and offers an excellent space for both family life and entertaining. The kitchen is fitted with a comprehensive range of base and wall-mounted units, incorporating cupboards and drawers, work surfaces and eye-level storage. Integrated appliances include a washing machine, dishwasher and fridge freezer, together with a gas hob, electric oven and extractor hood. The dining area benefits from a pair of uPVC double-glazed French doors opening directly onto the rear garden. The gas-fired central heating boiler is also located within the kitchen.
A generously proportioned downstairs WC completes the ground floor and offers sufficient space for the installation of a shower, if required, providing the potential for future flexibility.

Upstairs, the property offers 5 well-proportioned bedrooms, providing excellent versatility for a growing family. The 5th bedroom is currently utilised by the owners as a study, making it ideal for those working from home. The generous master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom, which is fitted with a 3 piece suite and includes a shower attachment over the bath.







Ground Floor



First Floor

Total floor area 130.4 sq.m. (1,404 sq.ft.) approx

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Outside, the property benefits from a good-sized front driveway providing off-road parking for 2 vehicles, together with access to the single garage, which features an up-and-over door, lighting and power. The enclosed rear garden has been designed with ease of maintenance in mind. The current owner has enlarged the paved patio area, creating an excellent space for outdoor dining and entertaining, while the remainder of the garden is laid to gravel. There is also useful pedestrian gated side access.
This superb modern family home offers spacious and flexible accommodation in a desirable village location and is presented in immaculate order throughout. An early viewing is highly recommended.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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2 West Street, Bourne, Lincs, PE10 9NE

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