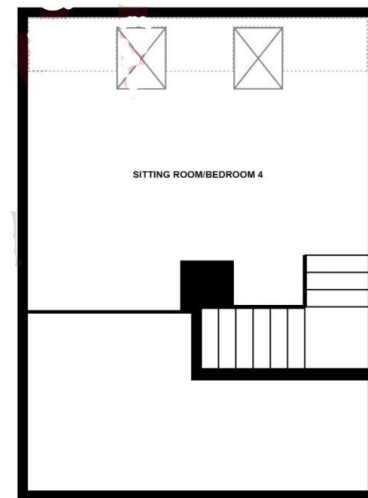
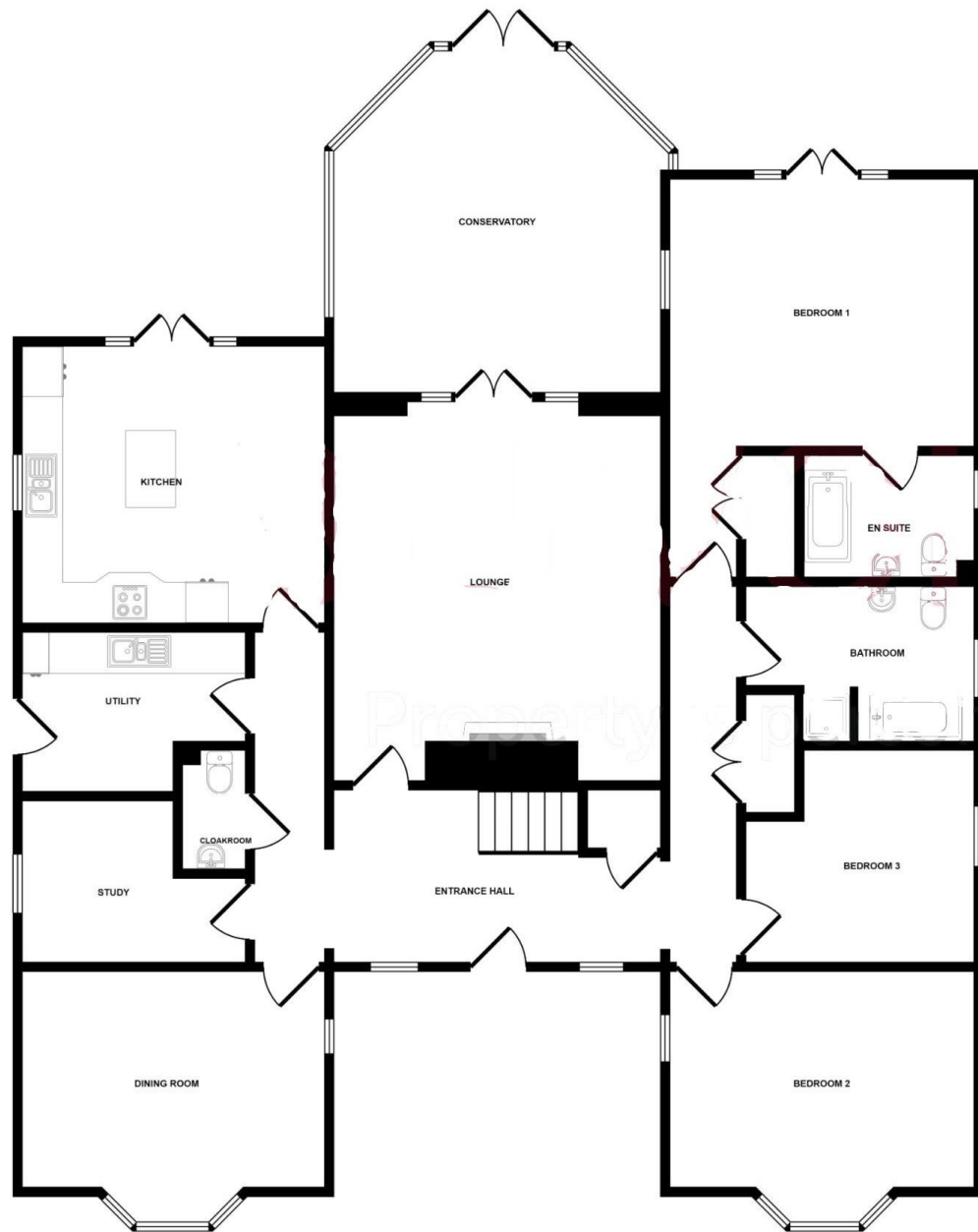


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor
Approx 23 sq m / 250 sq ft



Maytime Lodge, 3 Tulip Walk, Spalding, Lincolnshire, PE11 1GJ

O.I.E.O £425,000 Freehold

Located at the end of this sought after development this deceptively spacious four bedroom detached bungalow benefits from a detached double garage with driveway and generous wrap around plot. The property is offered for sale with no ongoing chain and benefits from, lounge with inglenook fireplace with conservatory off, separate dining room and study. The master bedroom benefits from an en-suite and there are two further bedrooms and bathroom on the ground floor with a further fourth bedroom/sitting room on the first floor. Outside there is a block paved driveway providing ample off road parking which leads to a detached double garage. The plot is part walled and a generous wrap around plot perfect for any keen gardener making this home a must view. Please call 01778 392807 for more information.

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See things differently.



Utility Room - 11'3" x 7'10" (3.43m x 2.4m) Part glazed door to the side elevation, base and larder unit, stainless steel sink unit, plumbing for washing machine, space for fridge freezer,.

Dining Room - 15' x 12'3" (4.57m x 3.73m) Double glazed bay window to the front elevation, double glazed window to the side elevation, radiator. (measurement into bay)

Study - 11'5" x 8'3" (3.48m x 2.51m) Double glazed window to the side elevation, radiator.

Master Bedroom - 19'7" x 15'3" (5.97m x 4.65m) Double glazed French doors and side panels to the rear elevation, double glazed window to the side elevation, radiator. (maximum measurements)

En Suite - 8'10" x 6' (2.7m x 1.83m) Double glazed window to the side elevation, three piece suite comprising of close coupled toilet, pedestal wash hand basin, panelled bath with chrome taps over and mains shower with glass folding screen, tiling to walls and floor, heated towel rail, extractor.

Bedroom Two - 15'1" x 12'6" (4.6m x 3.8m) Double glazed bay window to the front elevation, double glazed window to the side elevation, radiator. (measurements into bay)

Bedroom Three - 11'5" x 10'5" (3.48m x 3.18m) Double glazed window to the side elevation, radiator.

Family Bathroom - 11'5" x 7'9" (3.48m x 2.36m) Double glazed window to the side elevation, four piece suite comprising of close coupled toilet, pedestal wash hand basin with chrome taps over, panelled bath with chrome taps over, tiled shower cubicle with mains shower over and glass door, tiling to walls and floor, heated towel rail, extractor.

Sitting Room/Bedroom Four - 16'1" x 13'8" (4.9m x 4.17m) Velux window, vaulted ceiling, radiator.

Outside - The property is approached by a private shared driveway with two other executive dwellings at the end of Tulip Walk. There is ample off road parking and a detached double garage with twin sectional doors. GARDENS: Situated on a generous plot of approximately 1/4 of an acre, the garden encompasses the property and is well stocked with an amazing array of shrubs, plants and trees. External cold water tap and courtesy lighting.

Double Garage - 18'1" x 17' (5.5m x 5.18m) With twin Everest Garage electric doors, window and door to the side elevation, light and power connected.

LOCAL AUTHORITY

South Holland, Spalding

TENURE

Freehold

COUNCIL TAX BAND

F

ACCOMMODATION

Entrance Hall - Vaulted timber porch, with a solid wood part decorative bevelled glass door, double glazed windows to the front elevation attractive staircase with decorative balustrade leading to first floor, under stairs storage cupboard.

Cloakroom - 5'11" x 3'2" (1.8m x 0.97m) Two piece suite comprising of fitted close coupled toilet and pedestal wash hand basin with chrome taps over, extractor fan, tiled floor, radiator.

Lounge - 17'10" x 16'3" (5.44m x 4.95m) Double glazed French doors opening to conservatory with side panels, exposed brick inglenook fire place with oak mantel and herringbone detail, inset gas stove, radiator.

Conservatory - 17'8" x 15'8" (5.38m x 4.78m) UPVC in construction on a low brick base, ceiling fan and light, UPVC double glazed doors to the rear elevation, tiled flooring, wall mounted electric heater.

Kitchen/Diner - 13'10" x 15' (4.22m x 4.57m) Double glazed window to the side elevation, hardwood double glazed French doors with side panels to the rear elevation, range of fitted base and wall units, stainless steel sink unit, granite tops, built in 4 ring hob with extractor hood over and oven/microwave combi, integrated fridge freezer, intergrated dishwasher, radiator, tiled floor.

